

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 26 May 2005

<b>Item No:</b>	05
<b>Address:</b>	126 Olivers Battery Road South Olivers Battery Winchester Hampshire SO22 4HB
<b>Parish/Ward</b>	Olivers Battery
<b>Proposal Description:</b>	Single storey side extension (bicycle store and workshop) and conservatory to rear AMENDED DESCRIPTION
<b>Applicants Name</b>	Roger Granville Forrest
<b>Case No:</b>	05/00734/FUL
<b>W No:</b>	W16784/02
<b>Case Officer:</b>	Ms Suzanne Bowman
<b>Date Valid:</b>	17 March 2005
<b>Delegated or Committee:</b>	Committee Decision
<b>Reason for Committee:</b>	Parish Council submitted representations contrary to officer recommendation

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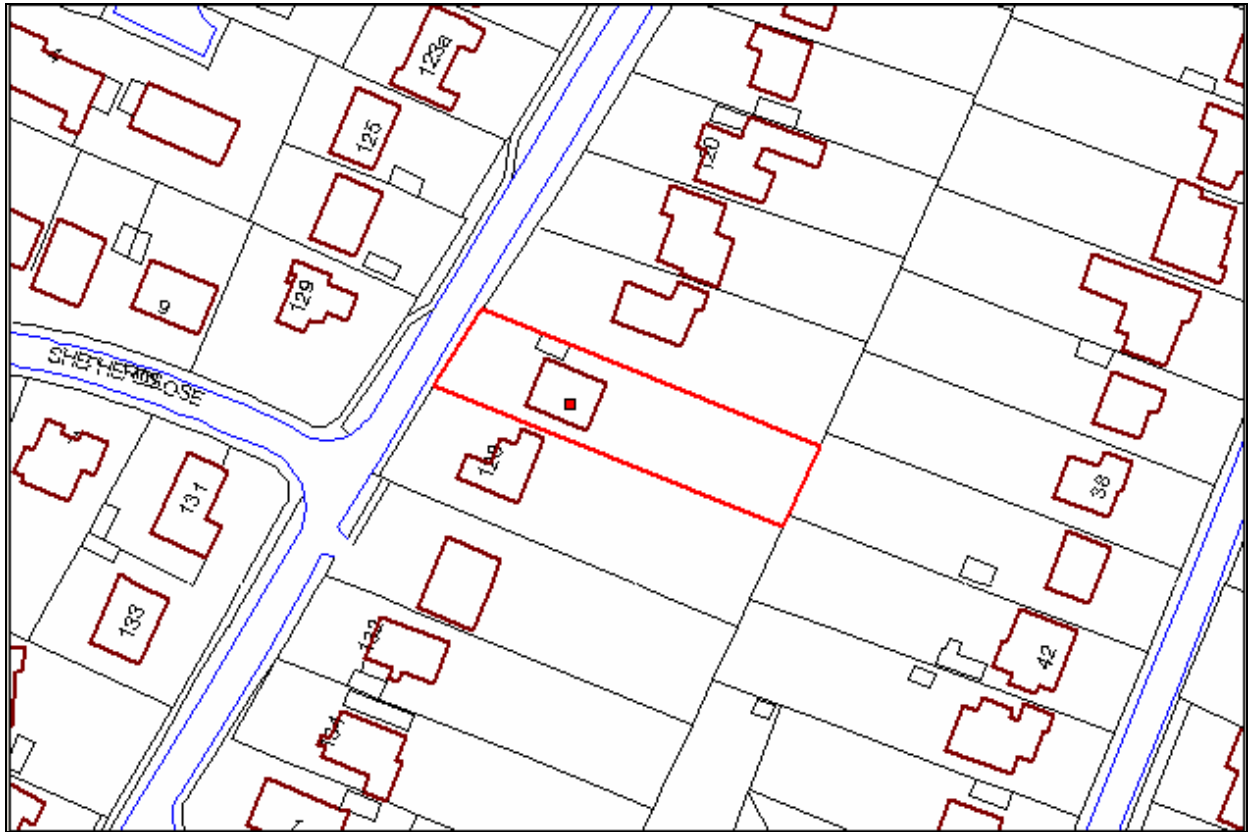
**SITE LOCATION PLAN**

**Case No:** 05/00734/FUL

**W No:** W16784/02

**Address:** 126 Olivers Battery Road South Olivers Battery Winchester  
Hampshire SO22 4HB

**Proposal Description:** Single storey side extension (bicycle store and workshop) and conservatory to rear AMENDED DESCRIPTION



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**Site Description**

- The application site is located within the ward of Oliver's Battery. On the site is a detached red brick bungalow, with a concrete interlocking tile roof. The bungalow has accommodation in the roof space. To the rear of the dwelling is a large garden with vegetation extending along the side and rear boundaries.

**Relevant Planning History**

- W16784 - Raising of roof to provide first floor living accommodation and dormer windows, two storey side extension - Application Refused - 09/11/2000
- W16784/01 - Single storey extension and raising of roof to provide accommodation in roof space - Application Permitted - 11/06/2001

**Proposal**

- As per Proposal Description
- The proposed conservatory is on the rear elevation of the dwelling.
- The conservatory is to be built with brickwork to match the existing dwelling with oak coloured UPVC frames and clear glazing.
- A flat roof is proposed for the conservatory.
- The height of the proposed conservatory is 2.3 metres.
- The proposed side extension includes a bicycle store and work shop and is on the northern (side) elevation of the dwelling.
- The side extension (bicycle store and workshop) is to be constructed with materials to match the existing dwelling. The applicant has confirmed in writing that these materials will be used.
- A flat roof is proposed for the side extension (bicycle store and workshop).
- The height of the extension is 2.5 metres.

**Consultations**

- None

**Representations:**

Olivers Battery Parish Council = Objection

- The proposed flat roof is out of keeping with the existing dwelling and would detract from the appearance of the nearby premises and surrounding areas.
- The proposed development would create an undesirable precedent.
- The proposed development represents an undesirable and over intensive use of the site which would have an adverse effect on the amenities of occupiers of the adjoining property.
- The development represents an undesirable extension of a property which would be out of keeping with its surroundings and detrimental to the character of the area.
- Having regard to the size and shape of the plot and its relationship to adjoining development, the proposed development would be detrimental to the visual amenities and quiet enjoyment of the adjoining property.

No letters of representations have been received from the Neighbours

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5, H1

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Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3

Supplementary Planning Guidance:

- n/a

National Planning Policy Guidance/Statements:

- PPS1 – Delivering Sustainable Development

**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
- Comments on representations

Principle of development

- The subject site is located within the settlement boundaries of Oliver's Battery where there is a general presumption in favour of residential development that is compatible with the design, scale, layout and density of its surroundings and contributes to the quality of the built environment.
- The principle of building a conservatory and side extension (bicycle store and workshop) is acceptable.

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

- The proposed conservatory and side extension (bicycle store and workshop) is not considered to be visually intrusive and does not unduly impact on the street scene.
- The proposal is considered to be acceptable and in keeping with the character with the area. A number of bungalows in the street have similar side extensions and conservatories on the rear elevation.
- The proposal is considered to be in keeping with the spatial characteristics of the area. Adequate space has been maintained between the proposal and the surrounding buildings.
- The proposal is not considered to be harmful to the character of the area.

Detailed Design

- The proposed flat roof for both the side extension (bicycle store and workshop) and the conservatory are considered to be acceptable and in keeping with the surrounding area. At least 12 other properties in the same street have flat roof side extensions.
- The design and materials proposed for the conservatory and side extension (bicycle store and workshop) are in keeping with the existing dwelling.

Residential amenities

- The conservatory and side extension (bicycle store and workshop) will not unduly impact on the amenities of the adjoining neighbours.
- The distance between the proposed side extension (bicycle store and workshop) and the adjacent neighbouring dwelling is approximately 5.5 metres.

Comments on representations

- The proposed side extension (bicycle store and workshop) and conservatory does not represent an over intensive use of the site and are both single storey.
- The proposed development does not create an undesirable precedent. At least 12 other properties in the street have a flat roof side extension. A number of neighbouring properties also have a conservatory in the garden.

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- It would be unreasonable to refuse this application on the grounds of being out of character with the area, given the large number of similar flat roof extensions in the same street.

**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 development hereby permitted shall match those used in the existing building.

03 The side extension (bicycle store and workshop) hereby permitted shall only be used for ancillary domestic storage purposes and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

03 Reason: In the interests of the amenities of the locality.

**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: DP1, DP3