

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

<b>Item No:</b>	17
<b>Address:</b>	Little Croft Church Street Upham Southampton Hampshire SO32 1JH
<b>Parish/Ward</b>	Upham
<b>Proposal Description:</b>	Demolition of garage and store; erection of two storey side and rear extension; 2 no. car parking spaces, relocation of shed
<b>Applicants Name</b>	P J Dukes
<b>Case No:</b>	05/01035/FUL
<b>W No:</b>	W06813/04
<b>Case Officer:</b>	Emma Norgate
<b>Date Valid:</b>	21 April 2005
<b>Delegated or Committee:</b>	Committee Decision
<b>Reason for Committee:</b>	At the request of a councillor

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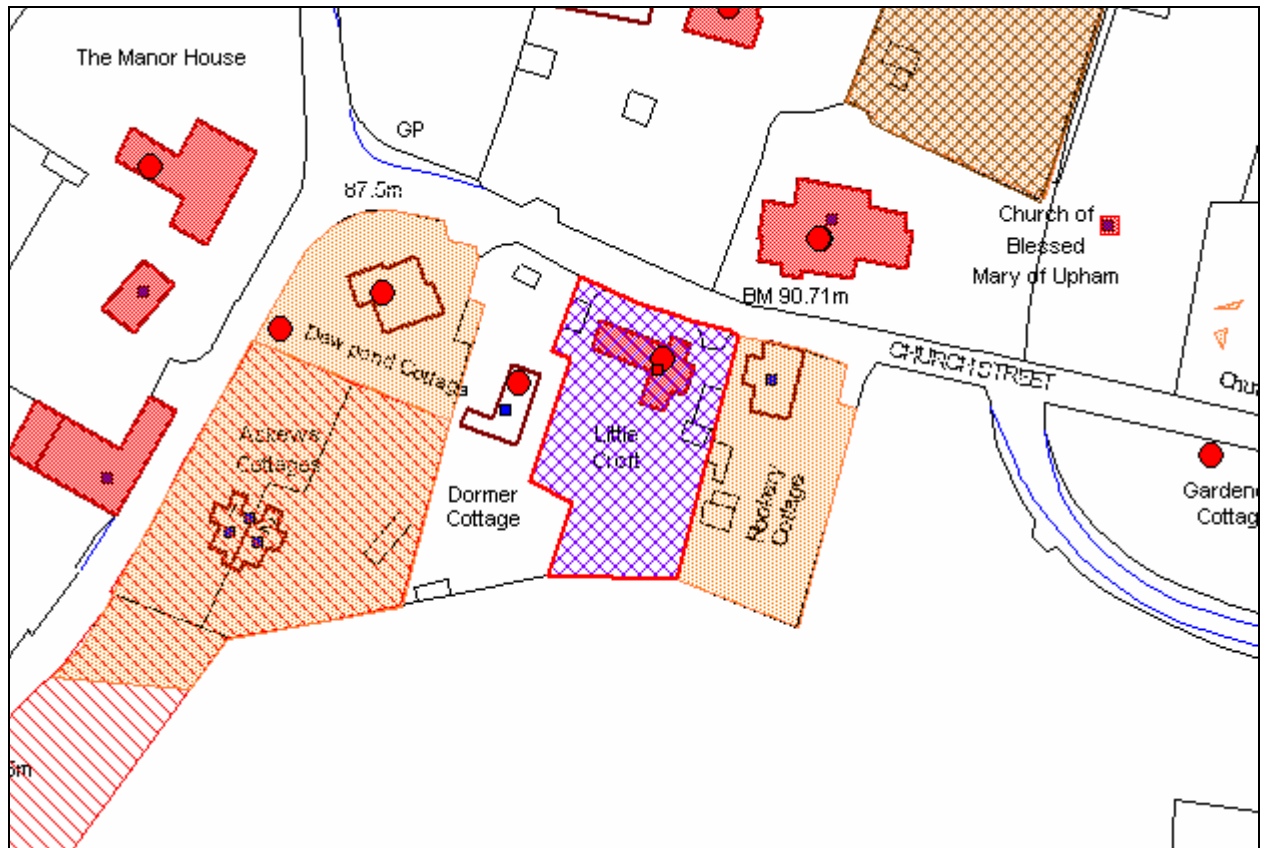
**SITE LOCATION PLAN**

**Case No:** 05/01035/FUL

**W No:** W06813/04

**Address:** Little Croft Church Street Upham Southampton Hampshire

**Proposal Description:** Demolition of garage and store; erection of two storey side and rear extension; 2 no. car parking spaces, relocation of shed



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**Site Description**

- Large detached dwelling, two storey white painted brickwork with a central thatched roof with eyebrow dormers and with tiled roofs to either side of this central element.
- Dwelling has been extended in the past, and also has a detached garage to the north-west of the site and a detached garage to the east of the existing dwelling.
- The dwelling sits within a large plot, with a low hedge to the front boundary. The site is well screened to either side boundary with views to the rear over open countryside.

**Relevant Planning History**

- W06813 - Erection of first floor extension- Little Croft Church Street Upham Southampton Hampshire SO32 1JH- Application Permitted - 09/06/1982
- W06813/01TPOCA - Crown lift 1 no Yew tree, reduce in height Holly hedge - Little Croft Church Street Upham Southampton, Hampshire SO32 1JH - Application Permitted - 20/12/1993
- W06813/02 - Two storey side extension with integral single garage and single storey rear extension - Little Croft Church Street Upham Southampton Hampshire SO32 1JH - Application Withdrawn - 22/01/2004
- W06813/03LB - Alterations to provide two storey side extension with integral single garage and single storey rear extension - Little Croft Church Street Upham Southampton Hampshire SO32 1JH Application Withdrawn - 22/01/2004

**Proposal**

- As per Proposal Description
- The proposal will involve the demolition of the garage to the east of the existing building and the erection of a two storey side / rear extension, which is set back from the front of the existing building and wraps around the existing building.
- This will then form an "L" shaped dwelling.

**Consultations**

Engineers:Highways:

- No highway objections – a small section of hedge is to be removed in order to create a double width access driveway which has the benefit of allowing each parked vehicle to manoeuvre independently. Evident from site visit that the applicants reverse into the driveway which accords with the best practice recommendation in the Highway Code. Strongly recommend that the visibility splay is further improved by lowering the Laurel hedge to the eastern curtilage of the site, only for 2m at a height of 1m which accords to the height of the existing hedge.

Landscape:

- No objection – two trees likely to be impacted upon by the proposal, one is dead and should be removed, the other is located in close proximity to the rear of the existing garage. The tree will either need to be removed prior to commencement or it is likely to be so badly compromised that it will need to be removed. Tree has limited public amenity value, loss would not have a significant impact on local landscape quality. Trees are an important component of the character of the Conservation Area and a replacement tree should be sought by a suitably worded condition.

**Representations:**

Upham Parish Council

- The Council has no objection providing listed building status and the Village Design Statement

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are adhered to.  
No representations have been received from neighbours

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- E16, UB3

Winchester District Local Plan

- HG5, EN5, EN7, T9, H2

Winchester District Local Plan Review Deposit and Revised Deposit:

- HE5, DP3, DP5, H3, T4

Supplementary Planning Guidance:

- Upham Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Residential amenities
- Highways
- Historic heritage/conservation area/listed building

Principle of development

- Extensions to dwellings which are listed and in Conservation Areas must satisfy both the heritage and new development policies of the development plan.
- This is a large extension and policy EN5 indicates that proposals should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design etc. in relation to itself and in relation to adjoining spaces, buildings and views.
- Officers are of the view that although the proposal is of an attractive design, that it is unacceptable in terms of the above policy, in that it fails due the scale and mass of the proposed extension in relation to itself.

Residential amenities

- The proposal has been designed to ensure that there are no windows on the side elevation.
- The property to the east is set some distance from the boundary and it is considered that the proposal would not result in an adverse impact due to loss of light.

Highways

- The Highway Engineer has visited the site and has no objection in principle, although he would want to see the reduction in height of part of the laurel hedge for a length of 2m to improve visibility.

Historic heritage/conservation area/listed building

- As the site falls within the Conservation Area, the proposal should be considered against the impact that the proposal will have on the Conservation Area and the setting of the listed building.
- The Conservation Officer did provide comments on these aspects within her consultation response on 05/01035/LIS in which she commented that the proposal would have an adverse impact on the setting of a listed building and failed to preserve the appearance of the Conservation Area.

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- Therefore the proposal is considered unacceptable as it is contrary to policies HG6, HG7 and HG23 in the WDLP

**Recommendation**

**REFUSE – subject to the following refusal reason(s):**

**Conditions/Reasons**

01 The proposal is considered contrary to policy UB3 of the Hampshire County Structure Plan and policy EN5 of the Winchester District Local Plan and Policy DP3 of the Winchester District Local Plan (Review and Revised Deposit) in that by virtue of its scale and mass would result in an extension which is out of scale with the existing dwelling.

02 The proposal is contrary to policy HG23 of the Winchester District Local Plan and policy HE16 of the Winchester District Local Plan (Review and Revised Deposit) in that:

i) it would have a detrimental impact on the setting of the adjacent listed church of the Blessed Mary of Upham.

03 The proposal is contrary to policy E16 of the Hampshire County Structure Plan and policies HG6 and HG7 of the Winchester District Local Plan and Policies HE4 and HE5 of the Winchester District Local Plan (Review and Revised Deposit) in that:

i) it is considered that the proposal would not preserve or enhance the character of the Upham Conservation Area.

**Informatives**

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

Hampshire County Structure Plan Review: E16, UB3

Winchester District Local Plan Proposals: HG5, EN5, EN7, T9, H2

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: HE5, DP3, DP5, H3, T4