

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

Item No: 06
Address: 2 Belmore Cottages Manor Road Durley Southampton Hampshire
SO32 2AF

Parish/Ward Durley

Proposal Description: Two storey side extension

Applicants Name Mr Melvyn Maskell

Case No: 05/01228/FUL

W No: W01095/03

Case Officer: Lisa Booth

Date Valid: 13 May 2005

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

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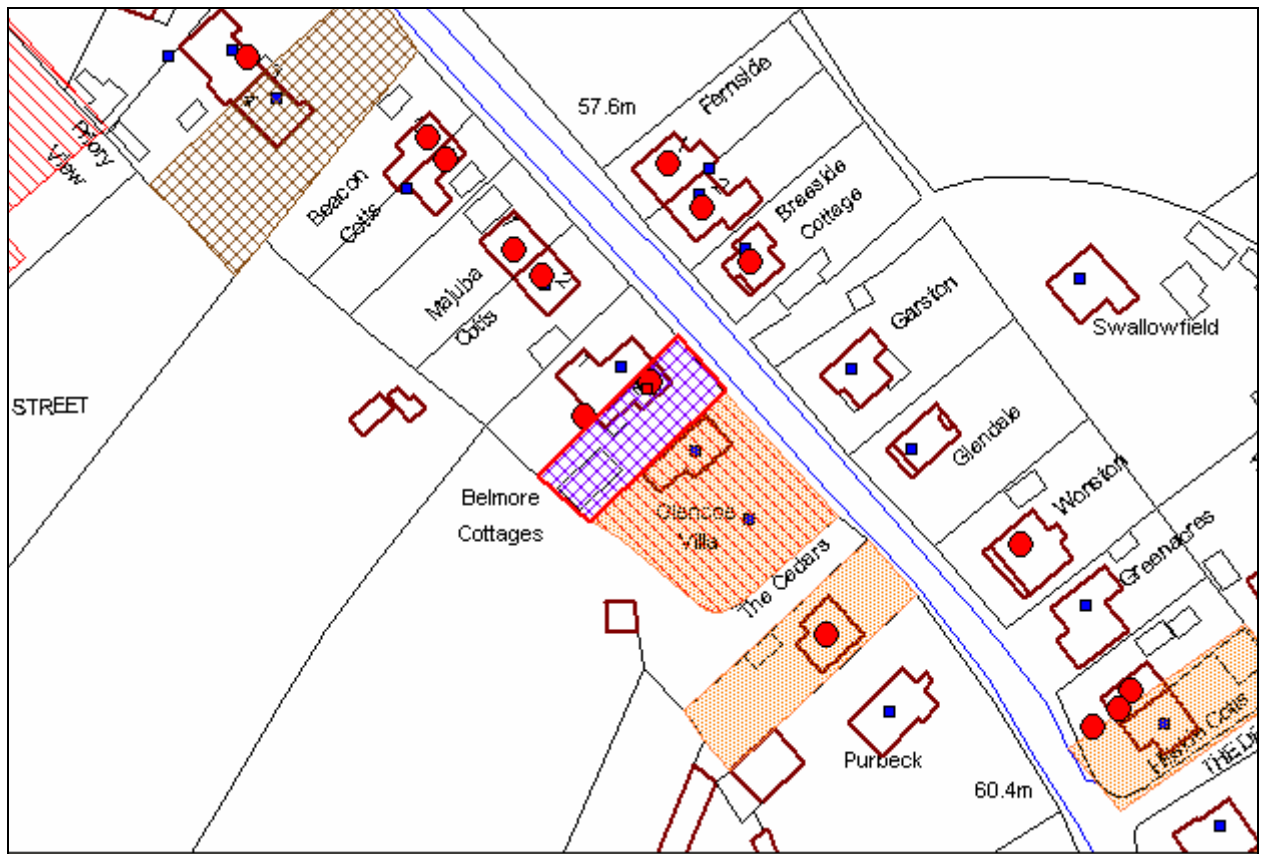
SITE LOCATION PLAN

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Site Description

- Semi-detached dwelling built of red brick and red/brown roof tiles
- Detached garage to rear and driveway to side
- 1 m wall to front with small open garden area.

Relevant Planning History

- W01095 - Erection of garage – Permitted 12/05/75
- W01095/01 - Erection of 2 storey rear extensions – 1 & 2 Belmore Cottages – Permitted 29/09/82
- W01095/02 - Side porch – Permitted 14/08/95

Proposal

- As per Proposal Description

Consultations

Engineers:Highways:

- No highway objections
- Satisfied that sufficient on site parking exists. It would be of benefit if the proposals included a turning facility to allow a vehicle to turn within the site and enter the highway in a forward gear.
- It is unlikely that the proposals will cause demonstrable harm to users of the adjoining highway.

Representations:

Durley Parish Council

- Object
- Overdevelopment of the original site
- Will affect the street scene
- Out of keeping with the adjacent semi-detached dwelling

No neighbour representations have been received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5, H2

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, H3

Supplementary Planning Guidance:

- None

National Planning Policy Guidance/Statements:

- PPS 1 – Delivering Sustainable Development

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 relevant development plan policy.

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

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- Manor Road consists of a vast mix of dwelling types and styles.
- The existing dwelling although semi-detached has the appearance of a single detached unit, with a shared porch to the front. Therefore, it is considered that the proposed extension will not unsettle the balance of the semi-detached dwelling.
- There is no specific street scene, due to the mix of dwelling types and it is considered that the proposed extension will not have a detrimental impact on the street scene.
- It is considered to be in scale with the existing dwelling.

Detailed design

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

Residential amenities

- The two storey extension will decrease the gap between 2 Belmore Cottages and the neighbouring property Glencoe Villa, but will leave a gap of 5m between the two properties.
- Glencoe Villas has two windows to the rear of the property. However, it is considered that there is sufficient space between the properties for the proposal not to have a detrimental impact on the outlook of the neighbouring property.

Highways

- There are no highway objections.
- The existing access arrangements is not changed by the proposal and there is not space to address the existing lack of on site turning space.

Comments on representations

- The Local Planning Authority does not consider the proposal to be overdevelopment.
- The adjoining semi-detached dwelling has a similar sized two storey extension to the side of the property, but set further back within the plot. This proposal seeks to enlarge no.2 to a similar size. Therefore, it cannot be considered to be overdevelopment when a precedent has been set on the adjoining property in terms of scale and size.
- There are a number of larger dwellings within the vicinity that sit on similar sized plots.
- Therefore, it is considered that the proposal is in-keeping with similar development and within the street scene.

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 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 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 other than those expressly authorised by this permission shall, at any time, be constructed in the south-east elevation(s) of extension hereby permitted.

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

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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