

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

Item No:	08
Address:	Meadowside Manor Road Twyford Winchester Hampshire SO21 1RJ
Parish/Ward	Twyford
Proposal Description:	(AMENDED DESCRIPTION) Single storey front and side extensions, conversion of existing garage to living accommodation and new porch to front
Applicants Name	Mr And Mrs A G Hiney
Case No:	05/01507/FUL
W No:	W14936/01
Case Officer:	Lisa Booth
Date Valid:	16 June 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	The application has been submitted by/or on behalf of an Officer of the Council which they have notified to the Director of Development Services
Site Factors:	Civil Aviation Conservation Area County Heritage Site Public Right of Way

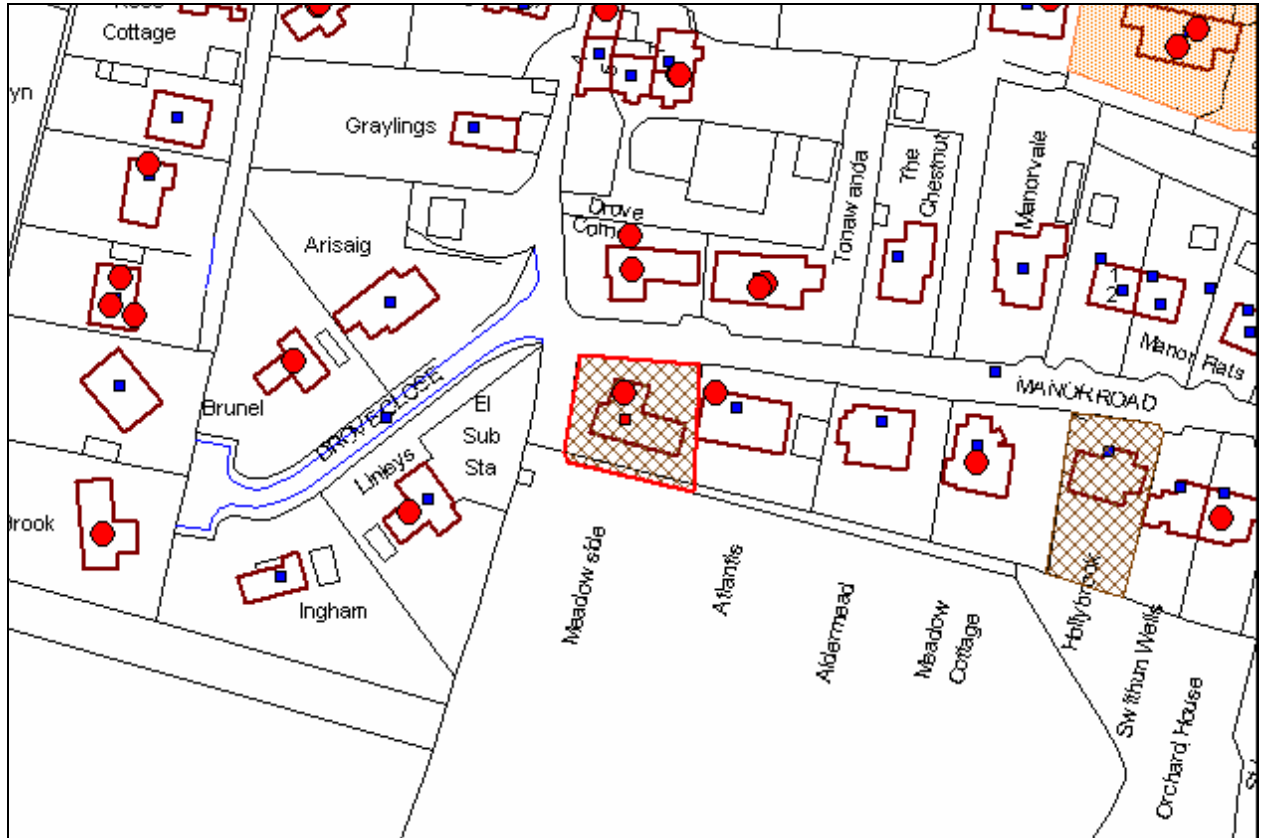
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SITE LOCATION PLAN

Case No: 05/01507/FUL **W No:** W14936/01

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Site Description

- Detached single storey bungalow at end of private road, built of red mix brick and slate roof, within policy boundary of Twyford.
- Public footpath and 1m picket fence runs along the western boundary.
- Hedges along other boundaries.
- Fields to the rear of the property.

Relevant Planning History

- W14936 – Conservatory to rear – Permitted 16/05/97

Proposal

- As per Proposal Description

Consultations

- None

Representations:

Twyford Parish Council

- No comments

No letters of representations have been received from neighbours

- Any further representations will be updated orally at the Planning Committee

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 Delivering Sustainable Development

Planning Considerations

The main considerations in respect of this application are:

Principle of development

- The principle of extending the existing property and converting the garage is considered to be in accordance with development plan policies.

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

- Manor Road consists of a mixture of dwelling types and styles, with bungalows being more consistent towards the end of the Road.
- The proposal seeks to convert the existing garage to a kitchen and includes a small bay window and side extensions.
- A further extension is proposed to the front wing of the property and a porch to the northern elevation.

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- The front extension will provide an additional 2.5m of built form and will be visible from the street scene. However, it is not considered that this will be detrimental to the character of the street scene.
- The existing dwelling is of an 'L' shaped design and the front extension is sited in the best position and remains in character and scale with the existing dwelling.
- The side extension will move the built form further towards the neighbouring property, but it has been designed in such a way to minimise any bulk to this side.

Detailed design

- The design of the extensions and bay window are in keeping with the existing dwelling.

Residential amenities

- A portion of the existing hedge is to be removed and details have been requested by way of condition on what is to replace it.
- It is considered that the minimal height and bulk of the side extension will not unduly impact on the amenities of the neighbouring property.

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.

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

03 Plans and particulars showing the alignment, height and materials of the boundary treatment along the eastern boundary after the removal of a section of hedge shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out in accordance with the approved details.

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

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