

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

Item No: 09
Address: Hillcrest Gordon Road Curdridge Southampton Hampshire SO3 2BE
Parish/Ward Curdridge
Proposal Description: Two storey side and front extension
Applicants Name Mr And Mrs Whitewick
Case No: 05/01267/FUL
W No: W16504/01
Case Officer: Lisa Booth
Date Valid: 19 May 2005
Delegated or Committee: Committee Decision
Reason for Committee: At the request of a councillor

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

SITE LOCATION PLAN

Case No: 05/01267/FUL

W No: W16504/01

Address: Hillcrest Gordon Road Curdridge Southampton Hampshire

Proposal Description: Two storey side and front extension



WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

Site Description

- Detached dwelling with detached double garage, built of red brick and brown tiles.
- The property has previously been extended to the rear and side with single storey extensions.
- Garden areas to side, front and rear and parking to front/side.
- Side garden slopes away from the property following the gradient of the slope.
- Paddocks beyond the rear boundary.

Relevant Planning History

- W16504 – Single storey side extension – Permitted 08/06/00

Proposal

- As per Proposal Description

Consultations

Engineers: Highways:

- No highways objections
- It is evident that sufficient area exists to provide acceptable on site parking facilities.
- It is unlikely that the proposals will cause demonstrable harm to users of the adjoining highway.

Representations:

Curdridge Parish Council

- No comment

Letters of representations have been received from 3 Neighbours – All support

- Believe the alterations will generally improve the property and will have no negative effect on the local community.
- Will get rid of an ugly garage
- Will create a front door
- Removes pipes from the front of the property
- Will not alter the general feel of the road – size if fine (not too big)

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:

- Curdridge Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 Delivering Sustainable Development

Planning Considerations

The main considerations in respect of this application are:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

Principle of development

- The principle of extending existing residential dwellings within development frontage is acceptable, providing that the development is in accordance with development plan policies.
- It is considered that due to the excessive size of the extension, the proposal does not accord with policy EN5 of the Winchester District Local Plan or policy DP3 of the Winchester District Local Plan Review and Revised Deposit

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

- The proposal is to erect a two storey extension to the side of the property, which will have a width of 8.75m and a depth of 9m. The existing dwelling has a width of 8.5m, thus the proposal seeks to effectively double the size of the existing dwelling at two storey height.
- There is an existing single storey side extension, which is mostly hidden from view from the street scene by a boundary fence.
- A detached prefab double garage can be seen from the road, but due to its single storey nature and its detachment from the dwelling does not unduly impact on the overall massing as a whole.
- Therefore, the predominant impact from the street scene is from the two storey element of the extension, which is considered to be excessive giving an overall frontage of over 17m.
- It is noted that there is a large dwelling neighbouring the property, Le Canadel, which is an 'L' shaped dwelling. Its design reduces its impact within the street scene and it also has good boundary treatment, which also reduces its impact. The overall width of this property is 13.8m. The property neighbouring this, Rowhill, is of a similar design, width and massing as Le Canadel.
- It is considered that although an extension is acceptable in principle, due to the larger houses within the vicinity, the proposal is excessive and is not in scale with the existing dwelling, thus instead of being subservient to the principle building it dominates it.
- Amended plans have been received which reduce the height of the linking extension from 8.4m to 7.6m. This does not reduce the overall bulk and mass of the extension and is not considered sufficient to overcome policy objections to the scheme.

Detailed design

- Although the proposal picks up on certain design features of the existing dwelling, such as the bay window, the integral garage is considered to be somewhat suburban for this semi-rural location.
- This area of Curdrige is characterised by detached outbuildings.

Residential amenities

- The extension is positioned away from any neighbouring properties, due to the level differences on the eastern side and there is also a track that serves a property behind.
- Therefore, the proposal does not impact on any residential amenities.

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

Conditions/Reasons

01 The proposed development is contrary to Policy UB3 of the Hampshire County Structure Plan and Policy EN5 of the Winchester District Local Plan and may prejudice the emerging proposals of the Winchester District Local Plan Review in that: -

(i) it would not be appropriate in scale, mass, layout and siting resulting in an over-dominant feature in the street scene;

(ii) by reason of its scale and massing it will result in an excessive form of development which will dominate the existing dwelling.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

Informatives

01. 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