

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	05/02653/FUL	Valid Date	7 November 2005
W No:	10835/05	Recommendation Date	16 January 2006
Case Officer:	Mr Ian Cousins	8 Week Date	2 January 2006
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Single-storey and two-storey rear extensions (RESUBMISSION)

Site: 165 Stanmore Lane Winchester Hampshire SO22 4BL

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y	N	N	N

APPROVED TO GO TO COMMITTEE
TEAM MANAGER
Signed & Date

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Item No:	02
Address:	165 Stanmore Lane, Winchester, Hampshire, SO22 4BL
Parish/Ward	Winchester Town
Proposal Description:	Single-storey and two-storey rear extensions (RESUBMISSION)
Applicants Name	Mrs E J Jikiemi
Case No:	05/02653/FUL
W No:	W10835/05
Case Officer:	Mr Ian Cousins
Date Valid:	7 November 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received
Site Factors:	Tree Preservation Order

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Site Description

- Elevated corner site about 1.8m above road level on corner of Stanmore Lane / Drayton Street.
- Existing dwelling part of semi-detached pair of houses.
- New semi-detached pair of houses to rear in part of garden together with neighbours garden.
- Large beech tree in garden adjacent boundary with Drayton Street

Relevant Planning History

W10835 Retaining wall - 165 Stanmore Lane Winchester Hampshire SO22 4BL - Application Refused - 19/09/1988

W10835/01 Erection of 2 no. semi detached two and three bedroom dwellings with integral garages and new accesses - Land Rear Of 165-167 Stanmore Lane Winchester Hants - Application Refused - 20/12/2001

W10835/02 Erection of 2 no. semi-detached houses with integral garages and new access - Land To The Rear Of 165 - 167 Stanmore Lane Winchester Hampshire - Application Withdrawn - 06/02/2003

W10835/03 Erection of 2 No. semi-detached two and three bedroomed dwellings with associated parking and new access - Land To The Rear Of 165 - 167 Stanmore Lane Winchester Hampshire - Application Permitted - 01/12/2003

W10835/04 Single and two storey rear extensions and two storey side extension to replace conservatory - 165 Stanmore Lane Winchester Hampshire SO22 4BL - Application Refused - 12/05/2005

Proposal

- To rebuild an existing single storey extension and to provide a two storey rear extension.

Consultations

Engineers: Highways:

- Initially objected as the original plans that were submitted indicated the property was to change from a three to a five bedroom property which could have resulted in an increase of on street parking. Amended plans have been submitted as this was an error on the original plan and as the property is to remain a three bedroom, highways no longer have an objection.

Landscape:

- Initially objected as the original plans that were submitted indicated the Beech Tree, covered by a Tree Preservation Order, was to be felled. Amended plans have been submitted indicating the tree is to remain and is also to be protected during the construction period. The arboriculture officer no longer has any objection to the proposal subject to a tree protection condition being applied.

Representations:

City of Winchester Trust:

- Object to the application as they consider that the size and bulk of the extension amount to overdevelopment of the site.

Letters of representations have been received from 8 Neighbours on the following grounds.

- Detrimental impact on the Beech tree.
- An increase in traffic
- Overdevelopment of site
- Contrary to policy H2 of the current Winchester District Local Plan.

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Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

National Planning Policy Guidance/Statements:

- PPS 1 General Policy and Principles

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
- Neighbours amenities
- Detailed design
- Comments on representations

Principle of development

- The principle of extending a residential property is acceptable and well established within the City settlement boundary of Winchester providing it accords with all relevant policies.

Impact on character of area

- Whilst the extension will be visible when viewed from Stanmore Lane, it is considered that the design of the extension addresses the street scene positively so as not to appear incongruous.
- It is considered that there will be a sufficient amount of space remaining around the building so as not to appear the site is overdeveloped.

Neighbours amenities

- Due to the fact the two storey element is just over 3 metres from the adjoining neighbouring boundary, the bulk of the roof is substantially lower than that of the existing and given the orientation of the properties, it is considered that this will not affect the amenities of any adjoining neighbour.
- It is considered that the rebuilding of the single storey element will not give rise to any overlooking or overshadowing issues.

Detailed design

- It is considered that the design of the proposed extension responds well to the existing dwelling and is subservient to the property.

Comments on representations

- Many of the representations were submitted after viewing the originally submitted plans. These plans were copied from a previous refusal which proposed an extension to make the property a five bedroom dwelling and to fell the Beech tree. After contacting the agent, the two mistakes were rectified by amended plans being submitted indicating the property was to remain a three bedroom dwelling and the Tree was to remain.
- The Beech Tree is to remain and protected during construction work.
- There should be no change in the amount of traffic as the property is to remain a three bedroom dwelling.
- Proposal H2 is not relevant to this application as it is a frontage development policy that relates to specific areas elsewhere within the district.

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Recommendation

APPROVE

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three 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 (as amended).

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 The existing tree shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of the heras fencing as detailed in drawing no. 1475/20 submitted on 10.01.2006.

03 Reason: To retain and protect the tree which form an important part of the amenity of the area.

04 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 first floor of the west elevation(s) of the extension hereby permitted.

04 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