

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	05/02765/FUL	Valid Date	21 November 2005
W No:	19761/01	Recommendation Date	17 January 2006
Case Officer:	Mr Ian Cousins	8 Week Date	16 January 2006
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Conversion of house to 2 no. flats and erection of side extension (RESUBMISSION)

Site: 26 Greens Close Bishops Waltham Southampton Hampshire SO32 1JT

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

AMENDED PLANS DATE:- 16.01.06

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Item No:	04
Address:	26 Greens CloseBishops Waltham Southampton Hampshire SO32 1JT
Parish/Ward	Bishops Waltham
Proposal Description:	Conversion of house to 2 no. flats and erection of side extension (RESUBMISSION)
Applicants Name	Miss Lorna Laurent
Case No:	05/02765/FUL
W No:	W19761/01
Case Officer:	Mr Ian Cousins
Date Valid:	21 November 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation

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Site Description

- End of terrace 1970's dwelling with small garden to front and rear.
- 1.8m boundary fence along boundaries with hedge along side boundary in garden of Colwyn.
- On street parking, on an unadopted road.
- Cul-de-sac location with front facing onto Winchester Road.

Relevant Planning History

W19761 Conversion of house to 2 no. flats - 26 Greens Close Bishops Waltham
Southampton Hampshire SO32 1JT - Application Refused - 10/11/2005

Proposal

- To convert the existing dwelling into two flats and construct a side extension to provide a staircase to the first floor accommodation.

Consultations

Engineers: Highways:

- No highway objections
- No. 26 Greens Close fronts directly onto Winchester Road, but also has an access to a rear communal parking court.
- Car parking opportunities exist for approximately 4 vehicles to the front of the property in a lay-by facility on the north side of the main Winchester Road and approximately 12 vehicles in the rear parking court. These areas also serve other neighbouring residents and visitors.
- Car parking – The historical car parking requirement for a three bedroom unit is 2 spaces. However, given the close proximity of the application site to the centre of Bishops Waltham and the revised guidance for maximum and not minimum car parking requirements, it is not unreasonable in this instance to accept a car parking requirement of 1 space per two bedroom dwelling. This being the case there is no change in the car parking requirements.
- Mindful of this it will be difficult to sustain a highway reason for refusal at appeal.

Representations:

Bishops Waltham Parish Council

- Object on the grounds of principle of conversion and loss of a three bedroom property. Letter of representation has been received from 1 Neighbour on the following grounds.
- Increase in car parking.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3; H1; H7; T2

Winchester District Local Plan

- EN5; EN9; H1; T9; RT3; H7

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3; H2; T4; RT3; H7; RD06.23

Supplementary Planning Guidance

- Housing Mix
- Open Space

National Planning Policy Guidance/Statements:

- PPS 1
- PPG3

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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
- Residential amenities

Principle of development

- The existing dwelling is within the policy boundary of Bishops Waltham and therefore, the principle of converting the existing dwelling to 2 no. flats is acceptable.
- Based on the latest housing needs survey, there is a surplus of 3 bedroom units and a demand for 2 bedroom units within Bishops Waltham so it is considered that this development is not detrimental to the housing needs in the area.
- It is considered that as the site is within a sustainable settlement, with good public transport links, there is sufficient parking provision for the proposal based on one parking space per unit.

Impact on character of area

- This application follows a recent refusal to convert the property into two flats.
- The reason for refusing the previous application was due to the fact that the staircase was external and it was considered that this would cause detrimental overlooking of adjoining properties.
- The staircase has now been enclosed, removing the possibility of overlooking and it is considered that this has now addressed the previous reason for refusal.
- It is considered that the design of the extension and the alterations to the elevation will not be detrimental to the building or the character of the area.

Residential amenities

- As the staircase is now enclosed, it is considered that this conversion will not cause any overlooking issues to any adjoining properties.
- Both the flats will have direct access to a private amenity area in accordance with current policy.

Recommendation

APPROVE

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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 and alterations 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 private amenity area directly to the north of the existing dwelling shall be made available to and retained solely for the use as a private amenity area for both flats following the conversion works and before the flats are occupied.

03 Reason: To ensure the occupants of both flats have direct access to a private amenity space.

04 The rear access to the ground floor flat, as indicated to the rear elevation on the plans hereby approved, shall not be removed without the prior written approval of the Local Planning Authority.

04 Reason: To ensure the ground floor flat has continued access to the shared private amenity area.

05 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 window other than those expressly authorised by this permission shall, at any time, be constructed in the west elevation(s) of the enclosed staircase hereby permitted.

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

Informatives

00. 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.

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

Hampshire County Structure Plan Review: UB3; H1; H7; T2

Winchester District Local Plan Proposals: EN5; EN9; H1; T9; RT3; H7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3; H2; T4; RT3; H7; RD06.23