

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

| | | | |
|------------------------|------------------------------|----------------------------|---------------------------|
| Case No: | 05/02917/FUL | Valid Date | 13 December 2005 |
| W No: | 19440/03 | Recommendation Date | |
| Case Officer: | Elaine Patterson | 8 Week Date | 7 February 2006 |
| | | Committee date | |
| Recommendation: | Application Permitted | Decision: | Committee Decision |

Proposal: Installation of rooflights in west and north elevations REVISED DESCRIPTION

Site: Wood Larks Cross Way Shawford Winchester Hampshire

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

| APPROVED TO GO TO COMMITTEE |
|-----------------------------|
| TEAM MANAGER |
| Signed & Date |
| |

AMENDED PLANS DATE:-

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|--------------------------------|---|
| Item No: | 08 |
| Address: | Wood Larks Cross Way Shawford Winchester Hampshire SO21 2BZ |
| Parish/Ward | Compton And Shawford |
| Proposal Description: | Installation of rooflights in west and north elevations |
| Applicants Name | Mr K Barry |
| Case No: | 05/02917/FUL |
| W No: | W19440/03 |
| Case Officer: | Elaine Patterson |
| Date Valid: | 13 December 2005 |
| Delegated or Committee: | Committee Decision |
| Reason for Committee: | Parish Council submitted representations contrary to officer recommendation |
| Site Factors: | Civil Aviation |

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Site Description

- The site comprises a 1970's detached house, set in a large plot with mature landscaping.

Relevant Planning History

- W/19440 Two storey front and side extension, raising of roof and new detached double garage. PER May 2005
- W/19440/01 Variation of Condition 5 on permission W19440 (no rooflights or dormer windows) to install rooflights in garage roof elevation facing house. PER Dec 2005
- W/19440/02 Relief of condition no. 4 of planning permission W19440; to permit the roof light to be clear glazed and openable. PER Dec 2005

Proposal

- The applicant originally applied to vary condition 05 on permission W/19440 to allow the installation of these rooflights on the west and north elevation.
- The application description has now been revised to clarify the situation.
- Whilst the applicant wishes to install these rooflights the condition will remain in place and any further rooflights will require a new application.

Consultations

- None

Representations:

Compton And Shawford Parish Council. Object.

Two previous applications for variation of conditions have been permitted and not been objected by the Parish. However continuing variations are undermining the basis for the conditions and represents 'planning creep'.

Object to this variation to ensure original applications applicable to the application (which was supported by the Parish) are preserved.

Neighbour Representation = 1 objection

- Object to north elevation rooflights: Whilst the applicant states the leylandii on the north boundary screen views of the neighbouring property - these trees are actually a nuisance and the neighbour would like to cut them back in height. The proposed windows would then overlook the neighbour.
- Object to west elevation rooflights: these will overlook the neighbouring property.
- Object to variation of condition: these conditions were imposed by the Council. We would have objected to the original application if these windows were proposed.

Relevant Planning Policy:

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area

Principle of development

- This condition was imposed to require permission for any rooflights, to protect the amenity and privacy of the adjoining residential properties. The rooflights have a high level cill and Wood Larks lies over 20m from the neighbours to the west and north, the rooflights cannot therefore be considered to materially harm neighbours residential amenity.

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- The condition will remain in place on the original consent for the extension and any further rooflights would require a new application.

Impact on character of the area

- The rooflights are proposed on the side and rear of the property and will not cause harm to the character of the area.

Recommendation

APPROVE – subject to the following condition(s):

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).

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