

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 29 March 2007

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

**TEAM MANAGER
SIGN OFF SHEET**

Case No:	06/03713/FUL	Valid Date	22 December 2006
W No:	13645/02	Recommendation Date	9 March 2007
Case Officer:	Lisa Booth	8 Week Date	16 February 2007
		Committee date	29 March 2007
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	(AMENDED PLANS) Extension and alterations to dwelling and erection of detached garage (RESUBMISSION) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
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Site:	Jollers Woodman Lane Sparsholt Winchester Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
	N	N	Y	N	N	Y

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:- 19th February 2007

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Item No: Item 11
Case No: 06/03713/FUL / W13645/02
Proposal Description: (AMENDED PLANS) Extension and alterations to dwelling and erection of detached garage (RESUBMISSION) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Address: Jollers Woodman Lane Sparsholt Winchester Hampshire
Parish/Ward: Sparsholt
Applicants Name: Mr And Mrs A Page
Case Officer: Lisa Booth
Date Valid: 22 December 2006
Site Factors: Sparsholt Conservation Area
Conservation Area
Public Right of Way
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received and at the request of Sparsholt Parish Council, whose request is appended in full to this report.

Amended plans were received showing the relocation of the proposed garage to the western area of rear garden, away from the Public Right of Way and changes to some of the fenestration on the two storey side extension.

This application is a resubmission further to the previous application being withdrawn (ref: W13654/01) in October 2006. The previous application was for 2 no: two storey side extensions, a link attached garage with room in the roof and semi-circular extension to the front.

The revised proposal now consists of 1 no: two storey side extension on the western elevation, a detached garage to the rear with room in the roof space, reduction in size of the semi-circular front extension and a replacement single storey side extension.

Site Description

The existing dwelling is substantially a 1930's two storey detached house, with single storey side extensions, sitting in a spacious plot (area circa 0.33ha/0.82 acres). The house is located on the edge of the village boundary and is surrounded by countryside on two sides and dwellings on the other sides.

It has cream rendered elevations and red ridged roof tiles and has a footprint of approximately 286m².

Jollers is accessed from a shared private drive with four other properties, which is also a public right of way. The public right of way runs along the boundary of Jollers and ends at Church Lane, opposite the church. A large parking area exists to the rear of the dwelling.

The main 'front' aspect of the dwelling faces down the gradually sloping garden area and is adjacent to fields. These fields lead down to Ham Green Lane that is some 300 metres from the boundary with Jollers.

There are a number of trees along the boundaries of the site, which are protected by virtue of the dwelling's location within the Sparsholt Conservation Area.

Proposal

The proposal is to demolish an existing single storey side extension on the western elevation and replace it with a two storey extension.

A semi-circular extension is proposed to the front elevation of the property and a replacement single storey extension proposed to the eastern side of the dwelling.

A further two storey extension is proposed at the rear (northern elevation).

A detached garage with a room in the roof is proposed at the rear of the property.

The nearest neighbours are West Wood House approximately 24m to the north, Glebelands some 12.8m to the east, and Jasmine Cottage around 60m to the north-east.

The materials proposed are off white render to match existing and slate for the roof, which will replace the existing red ridged tiles.

Means of access is as existing.

Relevant Planning History

W13645 – Detached garage – Permitted 24/05/1994

W13645/01 - Extensions and alterations – Withdrawn 30/10/2006

Consultations

Conservation: "Although this extension is considered to be rather large the applicant has at least partly mitigated the reservations of the previous application with respect to the affect of this proposal on the design of the existing building. The site, as stated in the draft Conservation Area appraisal, is one of the varied 20th century housing, "... discreetly located behind high banks of trees and hedges." The site is surrounded by mature trees and not very visible in the wider conservation area or from the church. Therefore it is now considered that the application is in accord with PPG15 and Local Plan Policies HE4, in that due to the enclosed nature of the site it does not detract from the immediate or wider landscape, HE5, in that the development now preserves if not enhances the character of the conservation area. In addition due to the enclosed nature of the site it does not detrimentally affect the setting of St Stephen's Church"

Engineers: Highways:

No highway comments as this proposal does not contain any significant highway issues and is unlikely to impact on highway safety.

Landscape:

"The tree officer has no objections to the proximity of the extension to the western boundary. The garage has moved further away from the boundary than the garage proposed under the previous application W13645/01 (*The garage was originally attached to the main house and has now been detached and moved further from the boundary*) and therefore retains a majority of the existing landscaping along the western boundary. I note some of the boundary vegetation has been cut back to take advantage of the views. A landscape condition should be attached to any approval for additional planting along the western boundary."

Landscape Arboriculture:

"Jollers is at the end of a little lane which serves five properties; it has a very large garden which is really well landscaped. The garage in the northern corner of the garden will involve the removal of a number of small fruit trees of no amenity importance. The plants along the northern boundary are mostly small conifers, which act as a screen, although they are so small that they cannot

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really be impacted upon by this construction. It will also mean that the applicants do not have to rely on a complicated design solution for the foundations, which they would have had to do with the garage in the north eastern corner. The tree near the study extension at the left of the drive is a small and poorly formed Mountain Ash tree; it too is not worthy of long term retention. No objections to the scheme."

Representations:

Sparsholt Parish Council

Acknowledges improvements in amended plans because of the following; garage block moved and lowered away from footpath and neighbours; removal of storage and WC on lower level of garage and reduction in number of trees which require felling.

Object on the following grounds as contrary to policy HE5 and Village Design Statement:

Extensions to be subordinate to original building.

Extension clearly not in sympathy with and visually subservient to the existing building and its neighbours and is not compatible with the shape, scale, design and character of the main house.'

Design of proposal makes existing house unrecognisable.

Removal of Ash tree contrary to VDS – 'Extensions should not erode the existing tree cover on the plot' and 'the existing tree cover should be conserved and enhanced.'

Garage not in scale in terms of size or in harmony with adjoining buildings – should not impose on or overshadow neighbouring properties.

Existing dwelling fine example of inter-war art deco design, which makes important contribution to the village's architectural diversity. Also has important connections with the church as former vicarage; proposal will be visible from St Stephens Church, which is Grade 2 listed building.

2 storey extension to east, out of symmetry with single storey extension to the east.

Applicants should make good any damage to shared drive if planning permission granted.

Jollers subject to a restrictive covenant imposed by Winchester Diocesan Board when property was sold in 1990 which says "not to erect, suffer or permit to remain on the property any additional building for use with the existing dwelling house without the previous consent of the vendor."

Should planning permission be granted for a garage the Parish Council requests that residential use be restricted.

15 letters received objecting to the application for the following reasons:

- Contravenes village design statement and Sparsholt Conservation Character Appraisal and Management Strategy
- Extensions should be visually subservient to neighbours and existing building
- Should be compatible with shape, design and character of main house/proposal changes character of one-off art deco house/not consistent with character of Sparsholt.
- The proposals neither conserve nor enhance the unobtrusive appearance of Jollers/extensions will have a much greater visual impact.
- Chimney too large
- Extension excessive/massing not appropriate – should be considered as new development.
- Will lose a modest, but largish house – more suitable to an urban area.
- Development/extensions clearly visible from church should have reduced roof lines, as applied to Glebelands and Jasmine Cottage (Allotment site).
- No habitable space should be added to garages
- Revised plans still negatively impact on the church and along the footpath as proposal has a high roof profile.
- Garage will be visible from the south approach to the village and when approaching from Farley Mount.
- Development should be contained to south and west ends – could be argued that such would somehow diminish the southern approach aspect of the village. However, Jollers is well away from the road and careful landscaping would overcome problem.

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- Extension would be obtrusive when viewed from countryside, especially from the south. Also visible from other parts of village.
- Will detract from the setting of the Conservation Area.
- Should not erode existing tree cover, hedges and existing boundaries – camouflage density of housing/screen modern or bulky buildings from view
- Attention should be paid to height when on higher ground from neighbours
- New development should not impinge on setting of existing buildings
- New development should follow existing plot ratios with modestly sized properties in spacious plots.
- Garage should not have load bearing ceilings/playroom/gym will create noise.
- Would like proviso added to make sure joint drive is restored to the satisfaction of the householders on completion of the work.

A majority of comments were made about the impact of the garage in the pre-amended position by the footpath.

- Garage would tower over adjacent dwellings, would remove trees that would make it more visible from church and neighbouring properties; would go against the essence of the permission for Jasmine Cottage and Glebelands which were carefully designed to be 'dug-in' to create a lower height development.

1 letters of no objection received.

- Proposal maintains the character of the existing house, whilst creating a very fine family home.
- New garage will be shielded from footpath (which is very rarely used) and our boundary by existing evergreen trees. Been assured trees lost will be replaced after garage constructed.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, E16

Winchester District Local Plan Review

DP3, HE4, HE5

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 15 Planning and the historic environment

Supplementary Planning Guidance

Sparsholt Village Design Statement

Other Planning guidance

Sparsholt Conservation Character Appraisal and Management Strategy (Draft)

Planning Considerations

- Principle of development
- Impact on Conservation Area/historic environment
- Impact on neighbouring property
- Impact on character of area
- Landscape/trees

Principle of development

Jollers is within the defined settlement of Sparsholt and the principle of extensions and ancillary outbuildings to existing residential properties are acceptable, providing the proposal is in accordance with the relevant planning policies for that area.

The site is within a conservation area and is subject to Heritage policies of the Winchester District

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Local Plan Review (WDLPR) and the general Design and Development Principles policies.

Policy HE4 and HE5 of the WDLPR requires views for the immediate or wider landscape setting of the conservation area to be protected and any proposal to respect the character of the existing building where it contributes to the character or appearance of the conservation area.

Sparsholt also has a Village Design Statement and the Sparsholt Conservation Character Appraisal and Management Strategy is currently in draft form, which takes account of the general characteristics of the conservation area/Sparsholt and also gives specific guidelines for new development so that the character of the area is safeguarded.

Design/layout

The existing dwelling was built in the 1930's and has a relatively uncomplicated design and form and is reminiscent of the art-deco style. Although it has a character of its own, it is not considered to be a particularly fine example of this era and is a fairly innocuous building in its setting despite its substantial size. Its style is mainly recognised through the window design and the inset curved window detail.

The proposal adds a further wing to the west of the dwelling, which reflects the roof form of the existing dwelling. This extension is considered to be subservient to the dwelling, with its roof line set down 1m from the ridge line of the existing house. It is also set in from the front and rear elevations by 0.50m, retaining the existing dwelling as the dominant visual feature.

A new curved 2 storey bay window is proposed to the front of the dwelling, which although changes the style of the existing dwelling through its design, in combination with the replacement fenestration in the existing façade, which is more representative of a Georgian dwelling, is not considered to be harmful to the character of the Conservation Area or countryside. The curved window extension and associated alterations to the fenestration are considered to provide more interest to the most prominent elevation. Taking into account distant views from Hamgreen Lane, it is not considered that the new features to the front of Jollers will be seen in full and they would not create a form of development which would be viewed as intrusive or incongruous when seen in relation to existing development on the edge of the village. The overall form will increase in width, but the single storey side extension and the garage will not be seen. Therefore, the proposal is not considered to be detrimental to the character or setting of the conservation area or countryside.

The further extensions to the rear of Jollers are considered to be of an acceptable design. The existing rear of the dwelling is not considered to be of any special merit and the proposed extensions add some interest to this elevation and as with the alterations to the front elevation are more Georgian in style.

An existing flat roof garage extension is to be removed and replaced with an orangery style single storey extension. This element has curved windows on the side which are considered to be typical of an orangery and a long roof lantern.

The proposed garage building reflects the roof form of the existing dwelling and is subservient to it. It will have a height of 6m, which includes a room in the roof space. It will be 'dug-in' to the land, reducing the height further when compared to the existing dwelling. Amended plans have reduced the size of the garage through the removal of a side extension. The design of the garage is similar to others within the vicinity, for example at Westwood House to the north.

The applicants propose to use cream colour render on the walls of the new extensions to match existing. However, they are proposing to use slate, as opposed to the existing red tiles, on the roof. This is considered to be an acceptable alternative and will appear more subdued in the landscape than the current roof material, which looks very bright from long distance views.

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Jollers is set within a very generous plot size and it is not considered that the additions will compromise the spaciousness of the site. The extensions to the side on the western elevation will add a further 5m width to the dwelling and 1.7m to the eastern elevation. Gaps of 8.4m and 6m respectively remain on each side of the resultant dwelling. It is not considered that the single storey design of the orangery will result in any change to feel of spaciousness from the eastern boundary.

Impact on character of area/conservation area and neighbouring properties

The proposal is seen to be an improvement on the previous application (ref:W13645/01) which was withdrawn in October 2006. Its impact on the character of the conservation area will be limited to more distant views of Jollers and neighbouring properties from Ham Green Lane, which runs to the south of the village. Even here there are only certain locations where there are uninterrupted views of the house. Because the existing building is two storey and cream render it already stands out more than the neighbouring buildings which are lower and tend to have brick elevations. The change in roof material to slate will also lessen the overall visual impact of the dwelling as a whole.

Jollers cannot be seen from Woodman Lane, further into the conservation area, due to the tree cover within Jollers and other surrounding development. Views are limited to long distance views from the south. Although Jollers sits on one of the highest points within the village, all of the proposed additions and alterations are of a lower height than the existing dwelling and will appear as subordinate elements.

The garage is positioned to the rear of the Jollers and will be hidden from long distance views by the two storey side extension and will not be seen from within the immediate conservation area.

Although there is a public footpath that runs along part of the eastern boundary, the site is well screened. Even in winter only part of the roof and eastern part of the rear elevation can be seen by users of the footpath. This view will not be altered by the proposals. The proposals will not have a detrimental impact on the setting of St Stephens Church which is some 100m to the north-east, as there will be no loss of important views of the church across the Conservation Area.

The proposals are not considered to have a detrimental impact on the amenities of the neighbouring properties. The proposed garage is close to the boundary with Westwood, but it is not considered that it will have materially harmful impact in terms of outlook/light an impact due to the sites enclosed nature. The 'orangery' extension to the west elevation is a single storey construction and will have no further impact on Glebelands than the existing single storey extension and the other extensions are sited well away from the plot boundaries, thus avoiding any material impact upon neighbouring properties. No other dwellings are significantly affected by the proposal due to their distance from the property.

Landscape/Trees

There are no trees to be lost from the perimeter of the site, which will retain the enclosed nature of the site. Some small fruit trees will be removed within the site and a further Mountain Ash tree towards the access. The Mountain Ash is considered to be small and poorly formed and is not worthy of long term retention.

The existing hedgerow and landscaping to the western boundary is to remain and will provide screening of the garage and side of the two storey extension from some views from the countryside beyond.

Highways/Parking

There is sufficient parking within the confines of the site.

Other Matters

In regard to comments received by the Parish Council, the restrictive covenant on the dwelling

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and making good any damage to the private access road are civil matters and should be dealt with by the applicant and other parties concerned.

Conclusion

It is acknowledged that the proposed extensions and alterations are significant and would have the effect of changing the building's character as the altered dwelling would take on more of a Georgian feel as opposed to an art-deco style. However, the scale and form of the proposals are subordinate and sympathetic to the existing building and the extended house would still respect its setting and would not appear as an unduly prominent or discordant form of development. The scheme would preserve the Conservation area's character and would not harm the visual amenities of the adjoining countryside.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the building (or conservation area).

4 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles, purposes ancillary to the residential use of the existing dwelling or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interests of the amenities of the locality.

05 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

05 Reason: To improve the appearance of the site in the interests of visual amenity.

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Informatives:

1 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.

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

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Review Policies: DP3, HE4, HE5