

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 December 2007

*Winchester City  
Council*  
Planning Department  
Development Control

## Committee Decision

**TEAM MANAGER  
SIGN OFF SHEET**

<b>Case No:</b>	07/02382/FUL	<b>Valid Date</b>	12 October 2007
<b>W No:</b>	16254/07	<b>Recommendation Date</b>	27 November 2007
<b>Case Officer:</b>	Mr Simon Avery	<b>8 Week Date</b>	<b>7 December 2007</b>
		<b>Committee date</b>	<b>13 December 2007</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Roof lights to western elevation and eastern roof valley (Retrospective)

**Site:** 80 Alresford Road Winchester Hampshire SO23 0JX

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

<b>DELEGATED ITEM SIGN OFF</b>		
<b>APPROVE</b> Subject to the condition(s) listed	<b>REFUSE</b> for the reason(s) listed	
	<b>Signature</b>	<b>Date</b>
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 December 2007

**Item No:** Item 3  
**Case No:** **07/02382/FUL / W16254/07**  
**Proposal Description:** Roof lights to western elevation and eastern roof valley  
**Address:** 80 Alresford Road Winchester Hampshire SO23 0JX  
**Parish/Ward:** Winchester Town  
**Applicants Name:** Ms Sally Humphries  
**Case Officer:** Mr Simon Avery  
**Date Valid:** 12 October 2007  
**Site Factors:** Winchester Conservation Area  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee because of the number of objections received and at the request of Councillor Adrian Hicks, whose request is appended in full to this report.

### Site Description

This property is within the Winchester Conservation Area. It is a small bungalow which is set back from the road with a large front garden. The land slopes up gently toward the south so that the dwelling is on higher land than the road. The surroundings are characterised by a mixture of development with single storey properties on this side of Alresford Road and two storey development on the other side. The property is in quite close proximity to No 78 Alresford Road to the west, which is also a bungalow.

### Proposal

Retrospective application for the insertion of two roof lights, one on the west elevation serving a bathroom, one on the east elevation in the roof valley serving a corridor leading from the hall to the bathroom. Both of these rooflights provide daylight to ground floor accommodation. There is no accommodation in the roof.

### Relevant Planning History

- W16254:** Detached double garage, single storey side extension, front porch & loft conversion to provide accommodation in the roof with 4 no. dormer windows - Refused - 23/12/1999
- W16254/01:** Loft conversion to provide first floor accommodation, including four dormer windows, single storey extension and detached double garage - Refused - 22/05/2000
- W16254/02:** Conversion of existing garage to kitchen/breakfast room, single storey front extension, front porch and detached double garage - Permitted - 11/11/2002
- W16254/06:** Variation of condition no. 3 of planning permission W16254/02 - to allow a roof light in west elevation - Withdrawn - 21/06/2007

### Consultations

Conservation:  
No objection

### Representations:

City of Winchester Trust:  
No comments

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

- Loss of privacy for No 78 Alresford Road

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

E16

Winchester District Local Plan Review

DP3

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

Principle of development

This is a retrospective application seeking to regularise the insertion of two roof lights. The roof lights need permission because an earlier planning permission to alter and extend the property (W16254/02) contained a condition which prevented the insertion of further windows. The issues to be considered are the impact of the windows on the character and appearance of the Conservation Area and the impact on the residential amenity of the neighbouring property, No.78 Alresford Road.

Impact on character and appearance of the conservation area

Due to the raised level of the property above Alresford Road and the position of the two windows on the roof, they are very difficult to see from public views. There are several examples of rooflights in more prominent positions on this street and it is considered that these rooflights do not have any harmful impact on the character and appearance of the area.

Impact on residential amenity

The rooflight that has been inserted in the western elevation of the bungalow roof is in close proximity to No.78 Alresford Road (approximately 3 metres). This rooflight can be seen from the bedroom, study and lounge rooms of No.78 which all have an aspect facing No.80. However, as the window is located in the roof there is no possibility under normal circumstances of any overlooking from the window into the neighbour's rooms. The rooflight may give the perception of a loss of privacy but it would not be possible in this instance to sustain a material planning objection on this basis.

**Recommendation**

Application Permitted subject to the following condition(s):

**Conditions**

1 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 east or west elevation of the dwelling.

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

**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: E16, Winchester District Local Plan Review 2006: DP3