

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Winchester City
Council**
Planning Department
Development Control

Delegated Decision

**TEAM MANAGER
SIGN OFF SHEET**

Case No:	08/00280/FUL	Valid Date	7 February 2008
W No:	04015/02	Recommendation Date	26 February 2008
Case Officer:	Mr Andrew Rushmer	8 Week Date	3 April 2008
		Committee date	
Recommendation:	Application Permitted	Decision:	Delegated Decision

Proposal: Single storey front extension

Site: 4 Carisbrooke Close Alresford Hampshire SO24 9PQ

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

DELEGATED ITEM SIGN OFF		
<p style="text-align: center; margin: 0;">APPROVE</p> <p style="margin: 0;">Subject to the condition(s) listed</p>		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 6
Case No: 08/00280/FUL / W04015/02
Proposal Description: Single storey front extension
Address: 4 Carisbrooke Close, Alresford, Hampshire, SO24 9PQ
Parish/Ward: New Alresford
Applicants Name: Mr & Mrs Steve Tilbury
Case Officer: Mr Andrew Rushmer
Date Valid: 7 February 2008
Site Factors:
Recommendation: Application Permitted

General Comments

This application is reported to the Planning Development Control Committee because the applicant is an employee of Winchester City Council.

Site Description

The property in question is a large detached dwelling, which is finished with brickwork and timber cladding. The property in question is located at the end of Carisbrooke Close.

The general character of the area is dominated by low density, suburban housing, probably dating back to the mid/late twentieth century, and arranged in a series of cul-de-sacs.

The site of the proposed extension is located on the eastern side of the front elevation, in an area of the property which is enclosed by a tall fence and gate (both are approximately 1.8 metres tall).

A public footpath runs to the south-east/east of the site.

Proposal

The proposal is for the erection of a single storey front extension, which will result in additional habitable floorspace of approximately 4.81 square metres.

The proposal will utilise matching brickwork and tiling in order to ensure that it is consistent with the existing character of the property.

Relevant Planning History

78/01358/OLD - Erection of extension to provide bedroom – Permitted

90/00494/OLD - Extension to existing garage – Permitted

Consultations:

None

Representations:

No representations received at the time the report was written. Any subsequent representations will appear on the Update Sheet.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Relevant Planning Policy:

Winchester District Local Plan Review 2006:

Policy DP3

Planning Considerations

Principle of development

The site of the proposed development is located within the defined settlement boundary of Alresford, in which residential extensions are considered to be acceptable in principle.

It is considered that the proposal is in compliance with Policy DP3 of the Winchester District Local Plan Review 2006.

Design/layout

In terms of design, the proposal is considered to be acceptable. More specifically, the design of the extension will be sympathetic to the character of the existing dwelling, as it will utilise matching materials and a roof pitch which is consistent with that of the main house.

Turning to the scale of the proposed extension, it is considered acceptable, as it is only single storey and results in only a modest addition to the existing property.

Impact on character of area and neighbouring property

The proposal will have a negligible impact on the character of the area. More specifically, the proposal will not be visible to any significant extent above the boundary fencing which surrounds the site. Furthermore, the site of the proposed development is not in a prominent position, as it is in the corner of the cul-de-sac and is located behind the main part of the front elevation.

The proposal is for a single storey extension, and hence it will not have an overbearing impact on the Public Right of Way.

Turning to any potential detrimental impact on neighbouring dwellings, it is considered that the proposal will have no impact on neighbouring properties. As a result of the alignment of the properties, the proposal will clearly have no impact on the neighbouring property to the west. In relation to the neighbouring property to the south-east, as the extension is only single storey, and is enclosed by a tall fence, the proposal will not result in any overlooking, overshadowing or an overbearing impact.

Recommendation

Application permitted subject to the following conditions:

Conditions

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

2 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.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Informatives

This permission is granted for the following reason:

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.

The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3