

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 July 2008

Winchester City
Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	08/00967/FUL	Valid Date	17 April 2008
W No:	21112	Recommendation Date	2 July 2008
Case Officer:	Mrs Jill Lee	8 Week Date	12 June 2008
		Committee date	24 July 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Two storey rear extension with alterations to roof profile including front dormer

Site: Hills Lea Winchester Road Alresford Hampshire SO24 9EZ

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
NO	No	No	Yes	No	No	Yes

DELEGATED ITEM SIGN OFF		
<div style="background-color: #00FF00; text-align: center; padding: 5px;">APPROVE</div> <div style="background-color: #00FF00; text-align: center; padding: 5px;">Subject to the condition(s) listed</div>	<div style="text-align: center; padding: 10px;">REFUSE</div> <div style="text-align: center; padding: 5px;">for the reason(s) listed</div>	
	Signature	Date
CASE OFFICER		3 July 2008.
TEAM MANAGER		

AMENDED PLANS DATE:- non received.

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Item No: 3
Case No: 08/00967/FUL / W21112
Proposal Description: Two storey rear extension with alterations to roof profile including front dormer
Address: Hills Lea Winchester Road Alresford Hampshire SO24 9EZ
Parish/Ward: New Alresford
Applicants Name: Mr Keith White
Case Officer: Mrs Jill Lee
Date Valid: 17 April 2008
Site Factors: Within 50m of a listed building.
Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of New Alresford Parish Council, whose request is appended in full to this report.

Site Description

The application site is located on the southern side of Winchester Road within the settlement boundary of Alresford. It is a single storey bungalow in a row of other similar bungalows, some of which have accommodation in the roof space, but which have largely unaltered roofs to the front.

The row of bungalows is accessed via a service road which runs parallel to Winchester Road.

To the eastern boundary of the site is an access road which provides access to further residential development to the rear of the site and separates the application site from the commercial premises next door.

The existing bungalow is constructed in brick with a slate roof. The immediate neighbour has cream rendered elevations with a similar slate roof. There is a mixed evergreen hedge to the front boundary and grassed area. The side boundary to the access track is defined by an existing wooden single storey outbuilding and evergreen hedge with close boarded fence behind.

The site has a car port with garage behind on the eastern side and an area of hardstanding to the front of the house to provide adequate parking.

There is a change in levels, with the land sloping upwards towards the east.

Because the row of bungalows is set back behind the service road, it does not impact greatly within the street scene, the dominant feature being the large wooden barn-like commercial building to the west of the application site.

Proposal

It is proposed to provide a single storey rear extension with a bedroom over it and re-model the roof to allow for the creation of four bedrooms at first floor level within the roof. The existing conservatory will be demolished to make way for the extension and the existing side doors into the garage will be moved. The extension will be between 3.5m and 4.5m deep across the back of the bungalow. The roof will be covered in slate to match the existing, with a lead capping, and the extension will be brick to match the existing. The overall height of the roof will remain the same but the side slope will be steeper to allow for greater headroom internally. This design will result in an area of flat

roof along the central section of the roof. This will allow for the overall height of the roof to remain the same.

The parking, garage area and access will not be affected.

Relevant Planning History

There is no planning history relating to this site.

Consultations

None required or undertaken.

Representations

New Alresford Town Council.

Objects to the application. The Dutch style roofline would be out of character with neighbouring properties. The Town Design Statement clearly states that properties should not be out of character and they should use matching materials. (The Town Council's letter is appended in full to this report).

The Alresford Society.

Objects to the application. The bungalow is in a prominent position on the approach into Alresford. The proposed extension will be overbearing with inappropriate massing and a roof form that is out of character with the neighbouring residential properties. The bungalow could be sensitively extended into a raised roof space.

No letters of representation from neighbours were received relating to this application.

Relevant Planning Policy

Winchester District Local Plan Review

DP3

Supplementary Planning Guidance

Alresford Town Design Statement.

Planning Considerations

Principle of development

The application site is located within the settlement boundary of New Alresford, where Policy H3 of the Winchester District Local Plan Review allows for residential development and redevelopment, subject to normal design criteria.

Policy DP3 of the Winchester District Local Plan Review sets out the criteria which need to be satisfied in providing extensions and new development. In particular, Criterion (ii) requires development to respond positively in terms of scale and layout to the character, appearance and variety of the local environment. Criterion (vii) requires the proposals not to have an unacceptable adverse impact on adjoining land, uses or property. The application has been determined in accordance with the requirements of this policy and has been found to be acceptable. The reasons for this are explained below.

The extension has been designed to minimise the impact on the neighbour by keeping the same ridge height. The proposed materials will match those used in the existing

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bungalow and light has been provided in the side of the roof by way of velux windows that will not cause overlooking to the neighbour. It will therefore not have an unacceptable adverse effect on the adjoining neighbour and so complies with DP3 (vii). Condition 3 will ensure that no additional windows are created within the roof, so that the continued privacy of the neighbour is assured.

The design of the remodelled roof echoes similar extensions that have been carried out on the opposite side of the road and, given the character and appearance of the existing surrounding development, is acceptable and complies with DP3 (ii).

A further consideration is the Alresford Town Design Statement which contains advice for new development and extensions. It states that the roof size should not be a dominating factor. The proposed roof extension has been designed to keep the height to that which exists at the present time. It is not therefore considered that the roof will be dominant, and the proposal is acceptable in terms of this requirement. It also states that materials should match the original in colour and type and this is what is proposed and Condition 2 requires the materials to match those used in the existing building. The application is therefore also acceptable in this respect.

It is considered that the principle of the development is acceptable.

Design/layout

Objections have been received relating to the design of the proposed development, particularly with regard to the re-modelled roof.

In the row of bungalows in which the application site is located, there are a variety of roof shapes, although none of them have dormer windows to the front. There are examples of roofs which have been extended to the rear, such as the property next door, pyramid roofs, such as that next door but one and further down the row a concrete pantile roof which hips away from the road and has a velux roof light to the front. The roof on the application site will still hip away from the road to the same height as the existing, but will now have a ridge 3.5m long instead of running to a pyramid roof. This design is considered to be acceptable in this context. The bungalow is at the end of the row and is seen against a very much larger and more dominant commercial building. The fairly minor alteration to the front of the roof is acceptable in its context and will not adversely affect the amenities of the street scene. There are other examples of this form of roof extension in the immediate vicinity on the opposite side of the road, and they indicate that this form of development is not inappropriate in this location.

Impact on character of area and neighbouring property

The proposed extension has been designed to take into account the amenities of the neighbouring property to the west, which is a bungalow which has accommodation within the roof space and which has a dormer window to the rear. The overall height of the building will not increase, although the roof pitch will be altered to gain additional headroom. There is a bedroom window proposed to the rear which mirrors the situation next door. The neighbour to the east is a commercial building which is on higher ground and a much larger building which will be unaffected by the proposed development. The existing building will be extended out to the rear by between 3.5m and 4.5m. The development is essentially single storey with the additional first floor accommodation within the roof space. The impact on the neighbouring property is therefore considered to be acceptable.

The proposed roof extension will be visible from the road and will contain a single dormer window to the front. The roof alterations will be very similar to those that have been undertaken to the bungalow on the opposite site of the road. Whilst the actual row of bungalows in which the application site is located has been largely unaltered to the front,

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the bungalows are all slightly different in terms of roof and elevation treatment, and it is considered that to change the existing roof form will not cause harm. In addition, the bungalow is seen against the backdrop of a much larger and darker commercial building, which would lessen any potential impact from views from the west, and in views from the east the commercial building will screen the proposed development. In views from the north and the opposite side of the road, it is considered that the minor change in the shape of the roof to the front would not cause any harm to the visual amenities of the street scene.

Because the overall height of the building is to remain the same, the relationship with the bungalow next door will still be acceptable in terms of built form and how they relate to each other within the street scene.

Highways/Parking

The parking on site will remain unaffected by the proposals and will allow for satisfactory off- road parking to be provided. The sight lines are similarly unaffected by the proposed development.

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.

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 and alterations hereby permitted shall match those used in the existing building.

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

3. 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 additional windows other than those expressly authorised by this permission shall, at any time, be constructed in the roof extension hereby permitted.

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

Informative

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

Winchester District Local Plan Review 2006: DP3.