

6 Ranelagh Road

10/02673/FUL

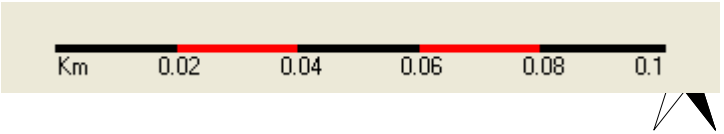


Winchester
City Council



Legend

Scale:



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| Organisation | Winchester City Council |
| Department | Development Services |
| Comments | |
| Date | 21 December 2010 |
| SLA Number | 00018301 |

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 January 2010

Item No: 5
Case No: 10/02673/FUL / W21705/01
Proposal Description: (HOUSEHOLDER) Two storey rear extension
(RESUBMISSION)
Address: 6 Ranelagh Road Winchester Hampshire SO23 9TA
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mr Kevin Hampson
Case Officer: Mr Simon Avery
Date Valid: 15 October 2010
Site Factors: Conservation Area
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received.

The application is a resubmission following the refusal of a two storey rear extension earlier this year. This previous scheme proposed a garden room which would have extended across the full width of the rear elevation and extended out by approximately 3 metres from the rear wall. Above this was proposed a first floor extension which would have projected out approximately 6 metres from the existing rear wall, overhanging the room beneath, and attached to the rear wall via a flat roofed, fully glazed link. The extension would have been rendered white with full height glazing on the north elevation, with a low pitched zinc roof above.

This proposal was refused due to the impact of the proposed design and materials upon the Conservation Area, and because it was felt that it would have an unacceptably overbearing and intrusive impact when viewed from the neighbouring property at No 4 Ranelagh Road.

This revised scheme is still for a two storey rear extension but one which is reduced in scale and considerably amended in design.

Site Description

This property is a semi-detached house located on the north side of Ranelagh Road close to the junction with Edgar Road. It is within the St Cross part of the Winchester Conservation Area. It is a three storey building constructed of red brick with a slate roof. On the front elevation the brickwork is painted.

There are six pairs of semi-detached houses on this section of Ranelagh Road with one pair to the east between Edgar Road and this site. This pair, No.s 2 and 4 share a two storey rear projection and there is a separate flat within No 4 located in this rear projection. There are side windows on this projection facing west over the rear garden of No 6, the upper windows serving the separate flat, the ground and basement windows belonging to the main house at No 4.

No.s 18 to 24 on the western end of this group have been extended to the rear. However, No.s 6 to 16 do not have any rear projections and the rear elevations of these three

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buildings form a very uniform and ordered group. These six dwellings all have external staircases to the rear leading up to the first floor level. The rear garden of No 6 is enclosed by walls on either side. On the eastern side there are trees and other planting which provides some screening between the gardens of No 4 and 6. The top parts of the rear elevation of the No 6 are visible from Edgar Road to the north east.

Proposal

On the ground floor, a garden room is proposed which would project from the rear wall by approximately 4 metres, and would extend most of the width of the existing rear elevation. Above this would be a narrower first floor addition projecting out from the rear wall. This would be approximately half the width of the rear elevation and would contain full height glazing. The extension would be finished in brick to match the existing building. A further full height window would be inserted in the adjacent brickwork on the existing rear wall.

Relevant Planning History

10/00221/FUL: Erection of two storey rear extension - Refused - 24/06/2010

Consultations

Historic Environment Officer

The upper ground floor part of the proposed extension would be clearly visible from public viewpoints in Edgar Road, to the northeast of the site. Although some partial cover is currently provided by shrubs and other vegetation in adjacent gardens, if this garden vegetation is removed or even trimmed, more of the lower parts of the proposal would become visible from the public domain. The proposal would harm the visual character of the house, by disrupting its simple form and interrupting the repetitive and symmetrical rear elevation. Numbers 6 to 16 create a distinctive and particularly harmonious group within the conservation area, and this makes a significant and positive contribution to the character of the area. They are also strongly symmetrical on both front and rear elevations. The projecting rear extension would disrupt the symmetrical relationship of number 6 with number 8, as well as the repetitive and harmonious relationship with the others in this group. This would harm the character of the conservation area.

The box-like, flat roofed form of the extension fails to respect the established form and character of the existing building, or the neighbouring properties in the conservation area. The new windows are also considered to be of unsympathetic scale, proportions and design. The proposed new first floor window opening in the rear wall would disrupt the existing vertically aligned pattern of openings and reduce the proportions of the existing brick pier. Though it would probably be concealed from the public domain by the proposed extension, this would also harm the character of the house.

The proposed design fails, in its form, design and character, to respect the existing character of the house. It also fails to harmonise with the character of the group of houses of which it is a part, or the conservation area as a whole.

Urban Design Major Projects Officer

A two storey rear extension will be visible from Edgar Road over the gardens of 2/4 Ranelagh Road from a distance of between 25 and 30 metres. It is a sensitive area and

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therefore it is important that the extension respects the historic character of the area (not necessarily mimics) and is sympathetic to its context.

The previous scheme had a complicated form and proposed contrasting materials. It would have appeared stark and incongruous within its context and would have detracted from the character of the conservation area.

This proposal is much simpler in form and the elevations will be brick to match those of the existing building. Given the distance from public views and the intervening partial screening in the neighbours' gardens I consider that the extension will not impose on the public realm. I have no objection to the modern form and contemporary fenestration and feel that inserting traditional windows would be wrong and would compromise the design. I consider that the recessed dark 'shadow gap' is an appropriate way of separating the old from the new and the two different styles.

Design Review Panel (for pre-application scheme of essentially the same design)

The Panel considered that the scale and form was acceptable. They commented that the success of this scheme will very much depend on its details, provided these are attended to. The Panel considered that the scheme would be acceptable within the conservation area and acceptable in views from the public realm.

Representations:

City of Winchester Trust:

- Although the side elevations are rather aggressive, this uncompromisingly contemporary extension seems a more sympathetic approach than the previous proposal. It does, however, seem somewhat impractical to have full length windows for a fairly small bedroom, where furniture is likely to be placed in front of them, and to have a playroom with a full length casement window/door opening onto three roof lights.

10 Letters of representation, objection to the proposal on the following grounds:

- Loss of outlook.
- Overbearing impact on neighbouring properties.
- The design is utilitarian and unattractive especially the plain brick walls to the side.
- The extension will detract from the symmetry of the buildings
- Loss of daylight or sunlight to neighbouring properties.
- The design and visual appearance of the extension would not be appropriate within the Winchester Conservation Area.
- The extension is unsympathetic to the original Victorian design.
- Visual impact when viewed from surrounding properties.
- Proposed windows out of character with traditional windows.
- The mock up picture is misleading.
- The Victorian terrace should be preserved in its current state.
- Proposal will set a precedent.

Relevant Planning Policy:

South East Plan 2009:

BE6, CC6

Winchester District Local Plan Review

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DP3, DP4, HE4, HE5

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS5 Planning for the Historic Environment

Supplementary Planning Guidance

Winchester Conservation Area Technical Assessment

Planning Considerations

Principle of development

Impact on the character of the area

Impact on residential amenity

Principle of development

This proposal is within the settlement boundary where extensions to residential properties are acceptable in principle. It is also within the Winchester Conservation Area and therefore development must preserve if not enhance the character or appearance of the area in order to be acceptable.

The previous application was refused due to the design and materials of the proposed extension and because of the impact on the neighbouring property to the east. For this revised scheme to be acceptable these reasons for refusal must be addressed.

Impact on character of area

The existing rear elevations of No.s 6 to 16 Ranelagh Road have an ordered and symmetrical appearance due in particular to the regular form and alignment of the windows and a uniform red brick finish. It was considered that the previously proposed extension did not correspond with this character because it had an asymmetrical form with the first floor block being located towards the eastern side of the elevation and cantilevered over the ground floor extension. The proposed fenestration was also out of alignment with the existing windows while the white render would have contrasted with the more subdued red brick on all the surrounding properties. It was therefore concluded that the proposal would have been harmful to the character and appearance of the Conservation Area.

This revised proposal has reduced the scale of the extension, so that the first floor element is now 3.4 metres wide and will extend out by 4 metres (the previous extension would have been 3.8 metres wide and would have projected out by 5.8 metres). The first floor section has also been positioned more centrally on the rear elevation and in a symmetrical arrangement with the second floor windows above it. Full height glazing has still been proposed and while these do not align with the existing windows due to the narrow width of the proposed extension, the new windows themselves do reflect the width of the traditional windows and generally correspond to the dimensions of doors positioned at first floor level on these properties which give access to rear balconies. The ground floor section of the proposed extension projects across to the western side boundary but is set in 1.2 metres from the eastern side elevation of the house. The extension is proposed to be finished in red brick, to match the existing elevations with a very low pitched roof which would not be visible, giving the appearance of a flat roof. It will also have a 'shadow gap' which is a section of lead dividing the existing elevation from the extension to provide a clear distinction between the two parts of the building.

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The Head of Historic Environment has raised strong concerns about the proposal and its impact on the character of the Conservation Area. However, this should be considered in conjunction with comments from the Design Review Panel and the Council's Urban Design officer who consider that the scale and form are acceptable.

In terms of its impact on the Conservation Area, it is not considered that the principle of a two storey rear extension on this property should be rejected, given the existing rear extension at the back of No.s 2 and 4 Ranelagh Road and extensions to the back of No.s 18 to 24. Therefore the issue to be considered in terms of the Conservation Area is whether the form and detail of the proposal are acceptable.

Overall, it is considered that the extension as now proposed is much more sympathetic to the character of these buildings. The first floor section is symmetrical in form, would be finished in matching red brick, and is modest in scale, particularly in relation to the existing rear projection on the back of No.s 2 and 4. While it clearly is of a modern design which is distinct from the style of the existing mid to late 19th century housing, including No 6 itself, and is uncompromising in its contemporary approach, it is not considered that the design and form of the proposed extension would be discordant when seen from public views. The public view of these rear elevations is from Edgar Road to the north east and is relatively limited. This is due to the existing rear extension to the back of No.s 2 and 4 and because the property is not adjacent to this road, but set back and partly screened by fencing and vegetation. This would especially be the case in the summer when trees and plants are in full foliage. From this view, the first floor section of the extension is the only part that would be clearly visible. Furthermore, due to the relatively modest scale and height of the extension, its matching brickwork and simple, symmetrical form, it is not considered that it would be unduly intrusive or harmful when seen from Edgar Road, or in fact from surrounding properties.

While concerns about the non-alignment of the proposed fenestration are noted, because these windows will be positioned on the end of the extension, set away from the existing rear elevations, and only seen from public views at an angle, it is not considered that they will appear as a discordant element on this rear façade.

It is acknowledged that the extension is contemporary in design terms and will be viewed as such. Its style contrasts with that of the existing house and its neighbours. However, modern solutions can be acceptable in relation to historic buildings and for the reasons explained above, it is considered appropriate to grant permission in this case. Therefore, on balance, the proposal is considered to be acceptable in terms of its impact on the Conservation Area in that it will preserve the character and appearance of the area.

Impact on residential amenity

The previous application was also refused due to concerns about the close proximity of an extension of this depth and height near to the eastern side boundary. It was considered that this would have appeared unduly imposing and overbearing when viewed from the neighbours garden and that this would have been exacerbated by the proposed white render which would have made the extension appear very stark. It was noted that, while the previous extension may have resulted in some additional loss of sunlight to this garden in the late afternoon, it was not considered that this would be unacceptable given the shading already resulting from the boundary planting.

It was not however considered that the impact on views from this neighbour's windows would be unacceptable as light to, and views from, the lower windows is already

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restricted and the proposed extension would have been unlikely to affect this to an unacceptable extent. The impact on views from first floor windows of No 4 or the internal flat was also not considered to be unduly harmful or overbearing.

This new application has reduced the width of the extension so that it is now proposed to be sited 0.8 metres further away from the eastern side boundary (1.2 metres in total). It is also reduced in length by 1.8 metres and proposed to be finished in soft red brick. It is considered that this smaller, less intrusive extension, partly screened by planting along this boundary, would not be overbearing or intrusive when viewed from the neighbouring garden. As with the previous application, it is not considered that the proposal would have an unacceptable impact on outlook from the neighbouring windows to the east. A ground floor window is proposed on the eastern elevation of the new extension but the side boundary wall and planting would prevent any materially harmful loss of privacy arising from this.

With the previous application it was considered that the impact of the first floor extension on the property to the western side would not have appeared overbearing or resulted in any material loss of light. The new extension would be approximately the same distance from the western side boundary as the previous proposal at its closest point, and due to its reduced depth and more sensitive materials, it would have less impact than the previous scheme. The ground floor element of the proposal would abut the boundary with this neighbouring garden, but it is not considered that a single storey structure of this scale would have an unacceptable impact on residential amenity.

The full length first floor windows proposed on the end of the extension would not result in any loss of privacy as they would only look directly down the applicants own garden.

Recommendation

Application Permitted subject to the following condition(s):

Conditions/Reasons

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 the following details and samples relating to the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These shall include:

Large scale drawings of:

- rainwater goods and how these will be incorporated into the scheme;
- the parapet wall and roof detailing;
- flashing details at abutments, to ensure unity with the clean lines of the extension;
- window and door details.

Samples of materials shall include:

- stock brick

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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.

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:-
Winchester District Local Plan Review 2006: DP3, DP4, HE4, HE5
South East Plan 2009: BE6, CC6
3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.