

# 75 Grange Road, Alresford

10/02673/FUL



**Winchester**  
City Council



## Legend

Scale:

Km 0.02 0.04 0.06 0.08 0.1

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

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DEVELOPMENT CONTROL COMMITTEE AGENDA 6 January 2011

**Item No:** 6  
**Case No:** 10/02416/FUL / W21969  
**Proposal Description:** (HOUSEHOLDER) New porch to front of house  
**Address:** 75 Grange Road Alresford Hampshire SO24 9HF  
**Parish, or Ward if within Winchester City:** New Alresford  
**Applicants Name:** Mrs Margot Power  
**Case Officer:** Miss Megan Birkett  
**Date Valid:** 15 September 2010  
**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee because the applicant is Councillor Power.

**Site Description**

Semi detached dwelling located on the southern side of Grange Road within the development boundary of Alresford. The property is uniform in character to other houses along this side of Grange Road. The dwelling has a reasonable size garden to the front.

**Relevant Planning History**

None

**Consultations**

None

**Representations:**

Alresford Parish Council - Supported as being in keeping with the local environment.

**Relevant Planning Policy:**

South East Plan 2009:  
CC6  
Winchester District Local Plan Review  
DP3  
National Planning Policy Guidance/Statements:  
PPS 1 Delivering Sustainable Development

**Planning Considerations**

Principle of development

This property is located within the development boundary of Alresford where the principle of further extending existing residential properties is acceptable subject to Local Plan Policy DP3 which amongst other criteria requires proposals to respond positively to the character, appearance and variety of the local environment, in terms of design, scale and layout and not to have an unacceptable impact on adjoining land uses or property. This

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is discussed below.

Impact on character of area and neighbouring property

The proposal is for a porch to the front of the dwelling which is proposed to be matching materials to the existing dwelling.

The dwellings along the street have a mixture of the original, smaller porches and larger porches; therefore it is considered that this proposed porch would not be out of keeping with the character of the surrounding area.

The proposed porch would not result in an incongruous form of development in relation to the existing dwelling as the scale and massing is subservient and the materials will match.

**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 The materials to be used in the construction of the external surfaces of the development 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:**

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

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 recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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4. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, 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.