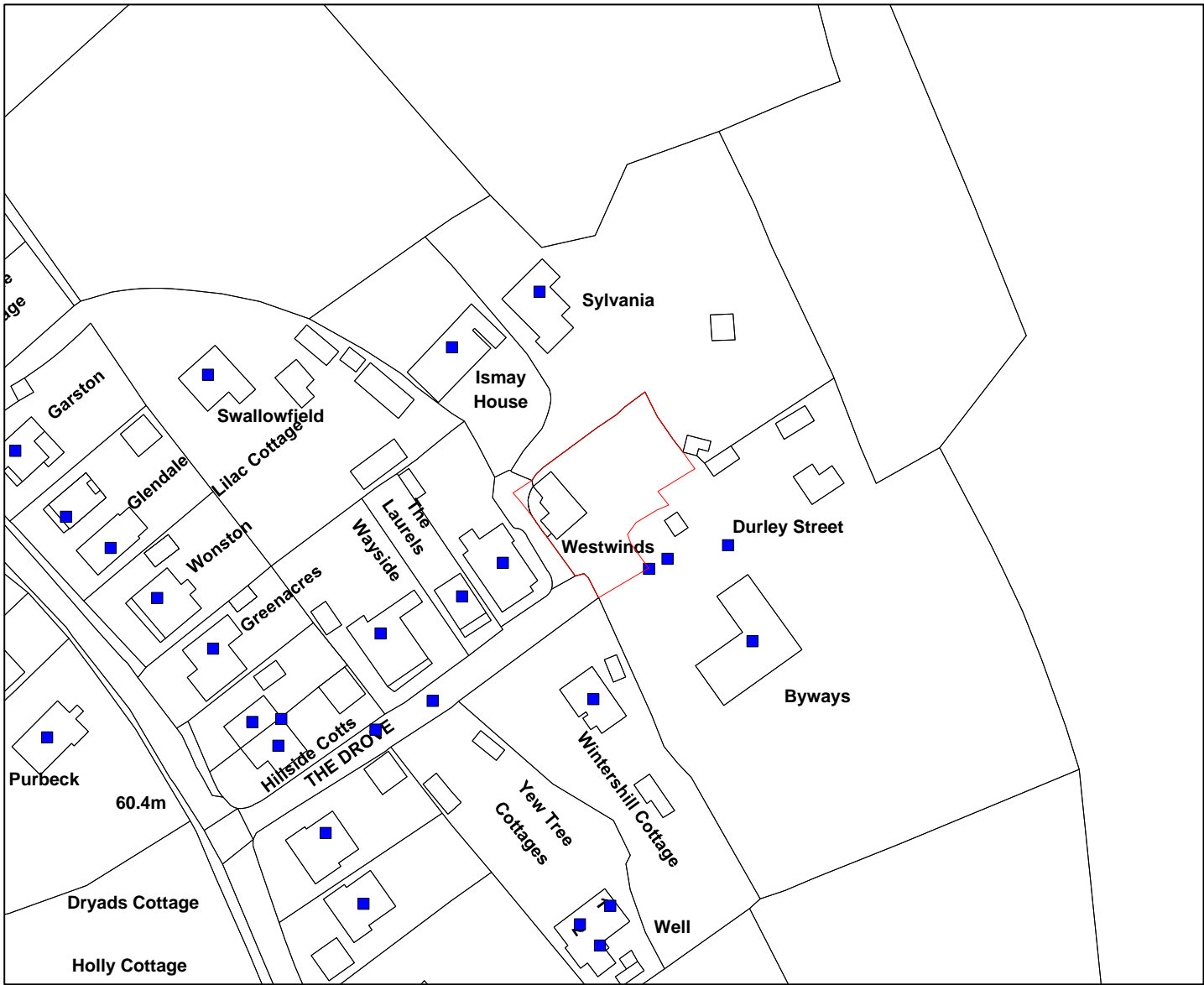


# Eden Cottage, The Drove, Durley

11/00649/FUL



Legend

Scale:



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Winchester City Council © 2007.

Organisation	Winchester City Council
Department	Development Services
Comments	
Date	07 July 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2011

**Item No:** 5  
**Case No:** 11/00649/FUL / W22175  
**Proposal Description:** (HOUSEHOLD) Single storey side extension  
**Address:** Eden Cottage The Drove Durley Southampton Hampshire  
**Parish, or Ward if within Winchester City:** Durley  
**Applicants Name:** Mrs P Smith  
**Case Officer:** Ms Lisa Booth  
**Date Valid:** 25 March 2011  
**Site Factors:** Civil Aviation  
**Recommendation:** Application Permitted

**General Comments**

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

**Site Description**

The Drove is a short, private road serving eleven dwellings. These consist mainly of two storey, detached houses but also of a small number of bungalows. The application site is at the end of The Drove and is one of a pair of newly built semi-detached two storey dwellings.

There is a close boarded fence to the front boundary and young beech hedges against 1.8m green plastisol fencing to the rear boundary. Side boundary with Sylvania, unplanted to date.

**Proposal**

The proposal is for a single storey side extension to a newly built property. The extension measures 3.5m x 4.75m with a height of 4.4m to the ridge.

The dwelling was built as a 'small dwelling' under policy H7 and currently has an internal floor area of 75m<sup>2</sup>. Permitted development rights were also removed under decision ref: 09/02085/FUL.

The extension is to the side of the property approximately 4.4m from the north-east (side) boundary, 6.6m from the north-west (rear) boundary and 3.9m from the south-east (front) boundary. The side and rear boundaries border the neighbouring property Sylvania.

**Relevant Planning History**

09/02085/FUL - Erection of 2 no. two bedroom and 1 no. four bedroom dwellings with associated garages and car ports – Permitted 03/02/10  
11/00366/FUL - Variation of Condition 11 of 09/02085/FUL to allow installation of 4 no. roof lights in the North elevation – 03/05/11

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2011

**Consultations**

None

**Representations:**

Durley Parish Council

Object - Dwelling would be too large if extension allowed. Would set a precedent for other semi detached property. Semi-detached properties were built as affordable smaller properties and should remain so. Smaller properties were needed in the village to allow young families to stay within the village.

1 letter received objecting to the application for the following reasons:

- No objection to extension itself, but object to the blocking of access and damage to surface of The Drove by contractors vehicles.

1 letters of support received.

- Support – Living space too small, will enable more comfortable living conditions through small extension.

**Relevant Planning Policy:**

South East Plan 2009:

CC6

Winchester District Local Plan Review

DP3, CE23

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

**Planning Considerations**

Principle of development

Policy CE23 allows for extensions to dwellings in the countryside providing the proposal does not significantly change the character of the existing dwelling, or result in increased visual intrusion, by increased size and/or unsympathetic design.

The existing dwelling has an external floor area of 90m<sup>2</sup> (not including garage and carport) and the proposed extension measures 17m<sup>2</sup>, which is a 19% increase in floor area. This is considered to be minimal in scale and is in accordance with policy, which limits extensions to no more than 25% of the existing floor area.

When planning permission was granted for this dwelling (ref 09/02085/FUL), it was one of three dwellings permitted. Policy H.7 of the local plan requires 50% of new residential proposals to be smaller dwellings with an internal floor area of no more than 75m<sup>2</sup>, this resulted in two of the three dwellings being smaller dwellings.

However, although the original dwelling was restricted to 75m<sup>2</sup> floor area, this does not mean that the dwelling cannot now be extended to meet the needs of the current occupier. The Parish Councils concerns in respect of the loss of the smaller unit are acknowledged, however each planning application has to be considered on its own merits, in accordance with the material planning considerations applicable at the time.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2011

The principle of development accords with local plan policy CE.23.

Policy DP3 of the local plan allows development provided the design and scale is appropriate to the character, appearance and variety of the local environment, and it does not have an adverse impact on adjoining land, uses or property.

Design/layout

The design of the extension is in character and scale with the existing property. The materials will match those used in the existing building..

Impact on character of area and neighbouring property

The proposal is set back from the front of the dwelling by 3.9m, the eastern boundary by 4.4m and the rear boundary by 6.6m.

Due to the distances from the boundary it is not considered that the proposal will have a detrimental impact on any neighbouring properties.

Only part of the roof of the extension will be visible from the private driveway serving the three new dwellings.

Other Matters

In regard to the issue of contractors' vehicles blocking the access road, The Drove is a private road and any disturbance caused by contractors' vehicles is not covered by planning legislation. It would be a civil matter or a matter to be dealt with by the police.

**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.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2011

**Informatives:**

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.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3, CE23

South East Plan 2009: CC6