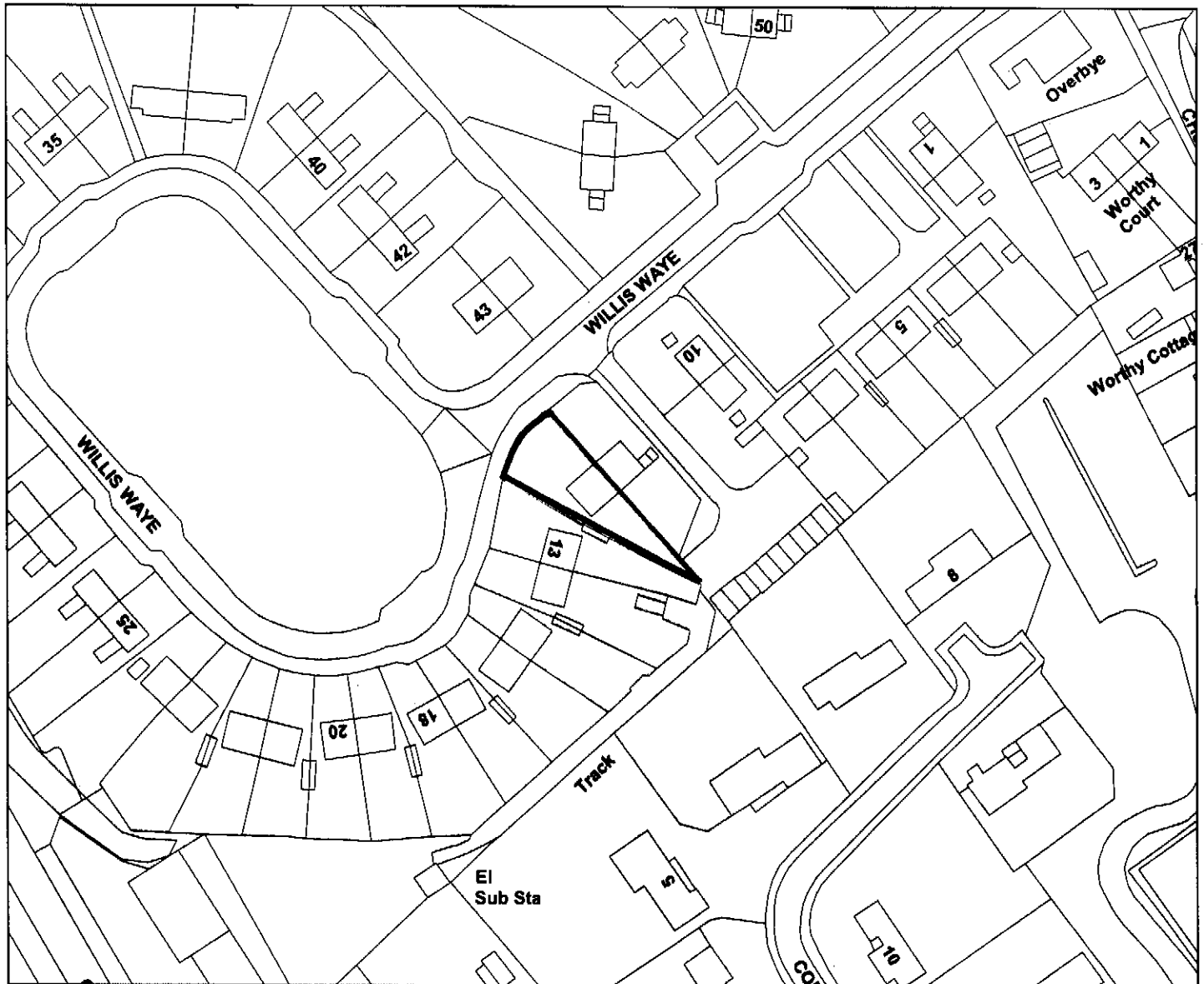


12 Willis Way, Kings Worthy

11/01523/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	31 August 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 5 WCC
Case No: 11/01523/FUL / W22296
Proposal Description: Lift extension to existing steel framed dwelling to provide wheelchair access to first floor and associated internal alterations
Address: 12 Willis Waye Kings Worthy Hampshire SO23 7QT
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: Winchester City Council
Case Officer: Mr Rob Riding
Date Valid: 1 July 2011
Site Factors: Settlement boundary of Kings Worthy
Recommendation: Application Permitted

General Comments

This application is reported to Committee because Winchester City Council is the applicant and an objection has been received from the Parish Council.

Site Description

The application site consists of a semi-detached two-storey dwelling, located within the settlement boundary of Kings Worthy.

The dwelling is located within a residential area comprised of properties of a similar type, character and scale.

The other half of the semi is to the northern boundary of the site and another semi-detached property lies to the south at a slightly different orientation which faces out onto the open green in Willis Waye.

There is an outbuilding in the rear garden which overlaps the boundary between Nos. 12 and 13. The boundary is defined by a low-level close-boarded fence, with some vegetation in places.

Proposal

This proposal seeks consent for a two-storey extension to the side of the dwelling to house a platform lift to allow access to the first floor for a disabled person.

The extension would have a footprint of 5sq.m (2.5m x 2m) projecting out from the south-west elevation of the dwelling by 2.5m. This would leave a gap of approximately 1.5m between the extension and the boundary with No.13, and a gap of approximately 5m between the extension and the side elevation of No.13. The extension would measure 6m in height and its elevations would comprise matching brickwork at ground floor level, and cedar cladding at first floor level below a flat felt roof.

Internal alterations to provide an accessible shower room and bedroom are also proposed but, as the dwelling is not a Listed Building, these do not require the benefit of

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

planning permission.

Relevant Planning History

None

Consultations

Engineers (Highways)

No objections.

Representations

Kings Worthy Parish Council

Objects on the grounds that the proposed extension would have an unacceptable impact on the amenities of the neighbouring properties in the form of an overbearing impact. Concerned whether the design of the building can safely accommodate the proposal.

Relevant Planning Policy

South East Plan 2009:

CC6 (Sustainable Communities and Character of the Environment)

Winchester District Local Plan Review

DP.3 (General design criteria)

National Planning Policy Guidance/Statements:

PPS1 – Delivering Sustainable Development

Planning Considerations

Principle of development

The property lies within the village of Kings Worthy, where the principle of residential extensions is acceptable. Policy DP.3 of the Winchester District Local Plan Review (WDLPR) allows new development, provided that, in terms of design, scale and layout, it responds positively to the character, appearance and variety of the local environment, and does not have an unacceptable adverse impact on adjoining land, uses or property.

The principle of the development is therefore considered acceptable, subject to its impact on the character of the area and neighbouring properties.

Impact on character of area and neighbouring property

The proposed extension would be to the south-west elevation of the dwelling and be of a two-storey scale with a flat roof. Whilst the design of the lift extension would appear slightly awkward in relation to the existing dwelling, and its roof form does not reflect the form of the existing building, its width and depth would be modest in relation to the scale of the house and, as a result, it would not represent a particularly bulky addition to the property. Furthermore, it is considered that adequate space would remain around the house following the erection of this extension, and it would not appear as a cramped or incongruous form of development, despite its rather unusual design.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

It is therefore considered, on balance, that the proposed extension would not be materially harmful to the character of the dwelling or appear unduly prominent or intrusive in the street scene, and a refusal of planning permission on design grounds would not be justified.

The proposed lift extension would be to the south-west elevation of the dwelling adjacent to the boundary with the neighbouring property, No.13. As mentioned previously, No.13 is sited within its plot at a slightly different orientation facing towards the open green, away from the dwelling the subject of this application. Furthermore, the proposed extension would be set off the boundary slightly maintaining a reasonable degree of separation between the properties.

It is therefore considered that the proposed extension, in terms of its scale and positioning, would still maintain a reasonable degree of separation between properties, so that it would not have an overbearing impact on the neighbouring property (No.13), and nor would it give rise to any material loss of light or privacy.

It is not considered that the residential amenities of any of the other neighbouring properties in the area would be significantly affected by this proposal.

Highways/Parking

This proposal would not interfere with the safety and convenience of users of the adjoining highway or give rise to any loss of off-road parking. Accordingly, there are no highway objections to this proposal.

Other matters

The purpose of the proposed extension is to provide a lift for a disabled person and concerns have been raised as to whether the extension is of a size capable of accommodating a lift. However, clarification has been sought and the agent has confirmed that the extension has been specifically designed to accommodate a platform lift of a size to suit the requirements of the occupiers.

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 lift extension hereby permitted shall match those used in the existing building unless otherwise shown on the approved plans (drawing No. 10).

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Informatives

1. 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.

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

South East Plan 2009: CC6

Winchester District Local Plan Review 2006: DP.3

National Planning Policy Guidance/Statements: PPS1