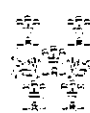
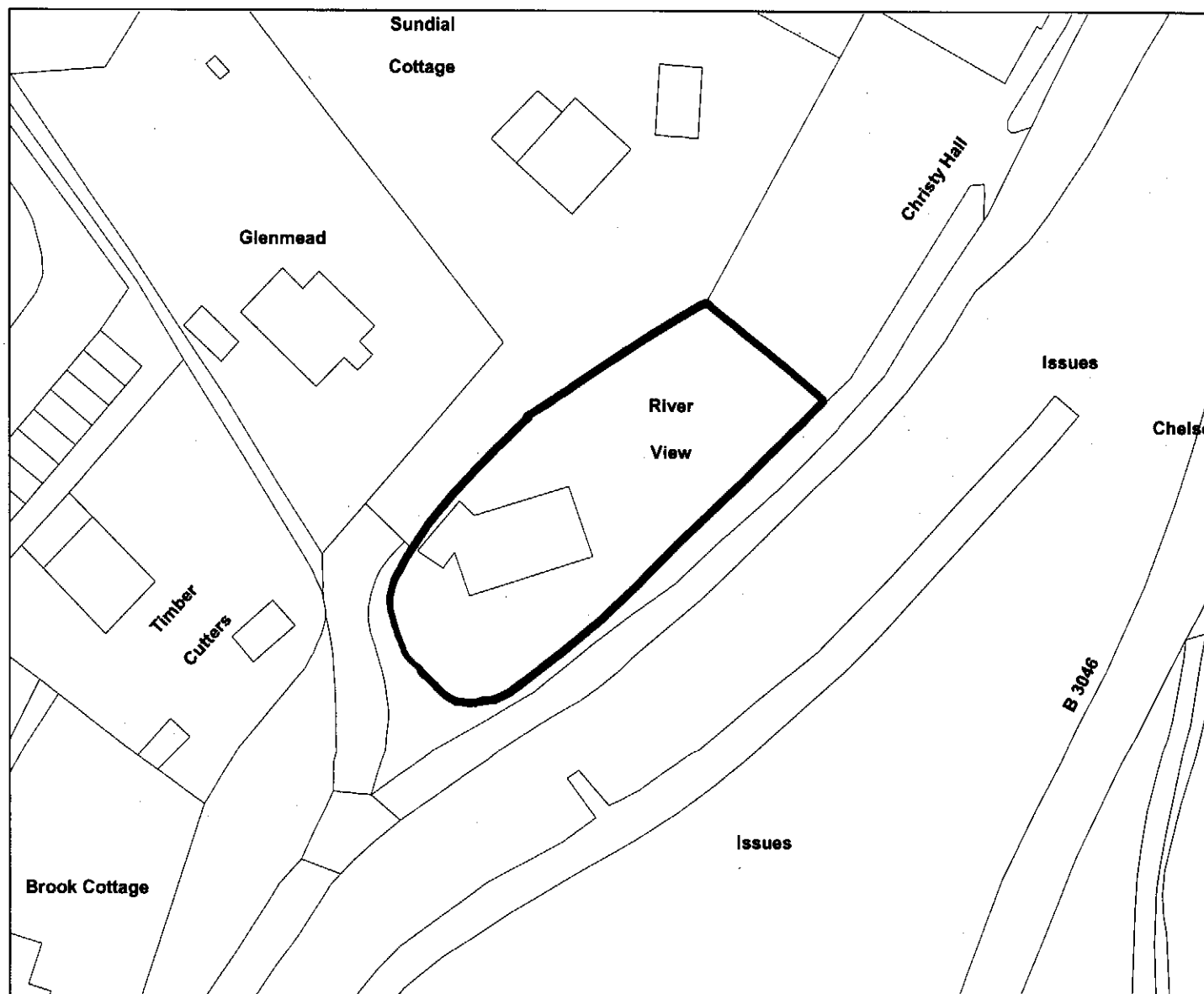


River View, Old Alresford

13/00317/FUL



Winchester
City Council



Legend

Scale: 1:625



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Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	05 June 2013
SLA Number	100019531

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 6
Case No: 13/00317/FUL / W10315/04
Proposal Description: (AMENDED PROPOSAL) (HOUSEHOLDER) Demolition of existing garage, two storey side, rear and front extensions with dormers to the east and west elevations and 2 no. bay windows to the front and replacement front porch
Address: River View Old Alresford Alresford SO24 9DH
Parish, or Ward if within Winchester City: Old Alresford
Applicants Name: Mr A Valler
Case Officer: Mrs Megan Osborn
Date Valid: 13 March 2013
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received and at the request of Councillor Cook and Councillor Power, whose requests are appended in full to this report.

Site Description

River View is a detached property located to the north of Old Alresford Village Green within the development boundary of Alresford.

The property is surrounded by dwellings to the north, east and west and has views of the village green to the south. There is an eclectic mix of dwelling styles within this surrounding area.

The property itself is sited towards the west of its plot with a very small area to the rear of the house between the building and rear boundary. This space is used as a patio. The main garden area is located to the north east of the dwelling.

The dwelling is constructed of brown interlocking concrete tiles and red brick with flat roof dormers to the front and rear.

The house has an integral garage located at an angle to the rest of the property towards the eastern end of the site. There are two vehicular access points into the site; one to the east and one to the south.

Proposal

The proposal has been amended, which removes the garage. Therefore this application is now for two storey side, rear and front extensions with dormers and a new porch to the front. The application also proposes to re-clad the property and replace the roof tiles. The details of this would be decided post decision (Condition 2).

There was a replacement garage proposed as part of the original application. This element has been withdrawn and amended plans have been submitted.

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Relevant Planning History

88/01573/OLD - Two storey side extension including integral double garage. Refused 3rd February 1988.

88/01574/OLD - Erection of dwelling and garage and construction of vehicular and pedestrian access. Refused 11th February 1988.

89/01430/OLD - Bungalow, garage and construction of accesses. Refused 19th December 1989.

94/01063/OLD - (AMENDED DESCRIPTION) Single storey side and rear extensions to form garage, WC, utility, study and dining room. Permitted 18th August 1994.

Consultations

None

Representations:

Alresford Parish Council

- The access onto the front of the site is unsafe.
- The dwelling is in a prominent location and would be very imposing overlooking the village green.
- The proposed dwelling would out of scale with the other houses fronting the village green.

5 letters received objecting to the application for the following reasons:

- The size of this is excessive in relation to the plot and the surrounding environment.
- This would result in a development that would negatively impact the aesthetics of the eastern end of the village.
- The proposed materials would be out of keeping with other dwellings within the surrounding area.
- There are additional windows on the eastern elevation which would overlook Sundial Cottage to the rear.
- There are no details of landscaping to the southern boundary of the site.
- There is no mention of any mitigation in terms of the construction disruption this would cause to neighbours.
- This would double the size of the dwelling.
- The proposal does not improve the visual appearance of the north elevation.
- This would impact on the light towards Glenmead and would isolate it from the green.
- The sewage wouldn't cope with this development.
- No mention of the existing trees on and outside the site.
- The access to the south is dangerous.
- This would result in a 70% increase in floor area.
- Plans do not show how a vehicle could turn on the site.

Reasons aside not material to planning and therefore not addressed in this report

- This would result in a loss of the view from Sundials Cottage.

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- Work has already started.

Relevant Planning Policy:

Winchester District Local Plan Review

DP3

Winchester Local Plan Part 1 – Joint Core Strategy

None

National Planning Policy Guidance/Statements:

National Planning Policy Framework, section 7

Supplementary Planning Guidance

Alresford Village Design Statement

Planning Considerations

Principle of development

This application site is located within the settlement boundary of Old Alresford where the principle of extending existing residential properties is acceptable subject to conformance with the criteria in Local Plan Policy DP.3.

Impact on character of area and neighbouring property

The proposal is to demolish the existing integral garage and single storey side extension and replace with extensions on the east, north and west elevations. The plans also include four new pitched roof dormers, two on the southern elevation, and one on each of the west and east elevations. The application also proposes new brick cladding for the whole dwelling and a change to the roof tiles which would be controlled by condition (Condition 2).

The height of the existing dwelling is approx. 7.3m and this will not be altered as part of this application with extensions projecting out at the same height at either side. In terms of footprint the only enlargement would be towards the east in the form of a two storey side extension projecting out a further 3.2m (approx.) from the original dwelling. Works to the eastern elevation involve in-filling the gap over the existing single storey section of the dwelling with a gable to the front and rear of the building.

The site is a reasonable size in relation to the extended house and, whilst this proposal would close the gap over the flat roof section of this dwelling to the west and extend approx. 3.2m to the east, it is considered that there would still be sufficient space surrounding the enlarged building to ensure a cramped form of development is avoided. The character of the surrounding area would not be compromised as a result of this proposal.

The bulk and scale of the dwelling is increasing but the overall height will not be changed. The extensions are of traditional design and would be sympathetic to the house and surrounding area.

Although there are significant additions proposed to the existing dwelling which would alter its appearance, including the proposed amendment to the external materials, the

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main design features comprising low eaves heights and dormer windows would generally remain, albeit the proposed gables have higher eaves lines, and therefore it is considered that the extensions would not result in an intrusive or discordant form of development in relation to the character of the existing dwelling or its setting.

The proposed extensions would be seen from the public realm across the Village Green and from the main road, the B3046, to the south east of the site. Although the extended dwelling would be clearly visible from these locations it is considered that, subject to agreeing suitable materials, the proposals are appropriate in terms of their scale and design and would not detract from the visual amenities' of the area.

The proposed extensions are sufficient distance away from neighbouring properties so as to avoid any material overshadowing or overbearing effects. Timber Cutters, Glenmead and Sundial Cottage are the nearest dwellings to the north and north west of the property, the Christy Memorial Hall is to the east with no dwellings to the south. There is a distance of approx. 17m from the nearest dwelling Glenmead, to the northern boundary of River View and over 20m to the other dwellings, Sundial Cottage and Timber Cutters. The proposal would obstruct some views from these properties. However this is not sufficient justification in planning terms to warrant refusal of this application.

The windows proposed at first floor of the rear elevations are replacing existing windows and are both proposed to be obscurely glazed (Condition 4) therefore it is considered that this improves the situation of overlooking towards the dwellings at the rear.

There are dormers proposed on the side (east and west) elevations. These are considered acceptable due to the location of the windows relative to nearby houses, which would result in peripheral views of the front gardens of these dwellings, and this, combined with the distances involved, would not result in any material planning harm in terms of overlooking and loss of privacy.

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.

1 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 details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

2 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

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

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without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the north (rear) elevation(s) of development hereby permitted.

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

4 The first floor window(s) in the north (rear) elevation of the development hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

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.

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

Winchester District Local Plan Review 2006: DP.3

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.

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.

5. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit

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- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit and was provided with pre-application advice.

Planning Applications



Winchester City Council

Representation submitted using the 'Planning Applications Online' website

Planning Reference: 13/00317/FUL
Representation Type: Objection
Submitted By: Cllr Margot Power
75 Grange Road Alresford

Details:

The proposed development would result in a property that us very much out of keeping with neighboring homes. The current setting is of dormer bungalows overlooking the village green, gardens are of considerable size in relation to the built environment, and neighbors enjoy a high degree of privacy. These changes would result in a large house, out of keeping with the area, and lead to a loss of privacy for the neighbours. If you are minded to approve this application, could I please ask that it is referred to the planning committee?

**City Councillor's request that a Planning Application be considered by
Planning Development Control Committee**

Request from Councillor: Simon HB Cook
Case Number: 13/00317/FUL
Site Address: River View, The Green, Old Alresford, Alresford SO24 9DH.
Proposal Description: Demolition of existing garage, erection of new detached garage, two side storey side, rear and front elevations with dormers to the east and west elevations and 2 (no) bay windows to the front and replacement front porch
I requests that the item be considered by the Planning Development Control Committee, for the following material planning considerations; <ul style="list-style-type: none">a) Design; The proposal produces a house that is much larger than the present building and seems out of scale with the plot on which it stands, It would be alien to the style of the surrounding properties in a particularly prominent position opposite the Green in Old Alresford.b) Overlook; Upper windows produce an over look situation for one nearby residence. This overlook could affect the privacy of this property and affect the enjoyment and quality of life for local residents.c) Environmental issue; The proposals for the removal of some hedging and trees (some already removed) affects the appearance of the area by making the enlarged residence more visible to the general public from what is a well used walking route.d) Highways implications: The adjacent roadway is very narrow and the access and egress onto the roadway may have sight line and safety implications.e) Plan accuracy: The submitted plans appear to contain some inaccuracies and the documentation may be incomplete.f) Sewerage/drainage; Proposals to cope with the increased capacity for sewerage and drainage likely from the increased building faculties have not been identified.
Simon HB Cook City Councillor-The Alresfords