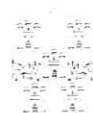


37 Woodfield Drive, Winchester

13/00833/FUL



Winchester
City Council



Legend

Scale: 1:625



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Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	03 July 2013
SLA Number	100019531

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 4
Case No: 13/00833/FUL / W21572/03
Proposal Description: (HOUSEHOLDER) Single storey side extension and alterations to fenestration
Address: 37 Woodfield Drive Winchester Hampshire SO22 5PY
Parish, or Ward if within Winchester City: St Luke
Applicants Name: Mr Mark Richards
Case Officer: Mrs Megan Osborn
Date Valid: 15 April 2013
Site Factors: Development boundary of Winchester
Recommendation: Application Permitted

General Comments

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

Amended plans have been submitted to show off road parking for two cars and one space in the existing garage (plan number P005 Rev A).

Site Description

Woodfield Drive is an area of semi-detached and detached dwelling houses with a mixture of two storey and single storey dwellings.

37 Woodfield Drive is a bungalow located on the corner of Woodfield Drive and Branksome Close with its principle elevation fronting onto Woodfield Drive to the north east.

The property has a front and side garden with a low brick wall along the front boundary, this area is mainly grassed.

The rear garden sides onto Branksome Close with a high hedge along the side boundary and rear access to a detached single garage located at the end of the site adjacent to the neighbouring property, no.9 Branksome Close.

The rear garden backs onto a pair of semi-detached dwellings, no.8 and 9 Branksome Close.

Proposal

The proposal is for a single storey side extension located on the south eastern side of the existing dwelling.

The extension has a flat roof and would be constructed with timber cladding with sections of brick work, to match the existing brick, and large areas of glazing.

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Relevant Planning History

09/01798/FUL - No.1 two bedroom bungalow to rear of 37 Woodfield Drive. Withdrawn 2nd December 2009.

11/02406/FUL - Subdivision of existing garden to 37 Woodfield Drive to form separate plot for 2 no. semi-detached two storey two bedroom dwellings with formation of paired vehicle access to Branksome Close and demolition of existing garage to No.37. Refused 6th December 2011.

11/00102/REF – Appeal the application for the 'Subdivision of existing garden to 37 Woodfield Drive to form separate plot for 2 no. semi-detached two storey two bedroom dwellings with formation of paired vehicle access to Branksome Close and demolition of existing garage to No.37'. Appeal Dismissed 16th May 2012.

Consultations

Engineers: Highways:

The amended plan submitted adds an additional parking space to the rear of the dwelling and therefore the highways officer is now satisfied that the proposal would not result in any significant harm to the highway and no objections are raised.

Representations:

City of Winchester Trust: Objection raised - Although the site is of a considerable size and is large enough to withstand an extension that doubles the floor area of the original bungalow, it is very exposed to view in its corner location and the Trust therefore considers the assertively modernist design of this flat roofed extension to be very unsympathetic to the original building and the neighbouring dwellings. It also fails to acknowledge its corner position, a failure all the more acute because the proposed extension would be closer to the Branksome Close boundary than the present bungalow.

14 letters received objecting and 1 comment to the application for the following reasons:

- The proposal is out of keeping with the surrounding area of Woodfield Drive and Branksome Close.
- Development should preserve the character of the surrounding area.
- The proposal would have a direct view of no.39.
- The proposed aluminium windows would be out of keeping with the area.
- The scale is unacceptable and would dwarf the other houses in the street.
- This would affect the privacy of surrounding dwellings.
- Inadequate parking has been provided for a four bedroom house.
- Branksome Close is very narrow and development would impact on the surrounding roads and parking.

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

- The internal space could be achieved with a pitched roof, more traditional extension.
- The applicant has never lived at this property.

Relevant Planning Policy:

Winchester District Local Plan Review (WDLPR)

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DP3

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

None

National Planning Policy Guidance/Statements:

National Planning Policy Framework, Section 7

Planning Considerations

Principle of development

The application site is located within the development boundary of Winchester where the principle of further extending existing residential properties is acceptable subject to an assessment that the proposal conforms to the criteria in Policy DP.3 of WDLPR.

Design and impact on character of area

This proposal is for a single storey, flat roof contemporary designed extension located to the side of the existing dwelling. The extension would provide further bedrooms and living accommodation, this dwelling would become a four bedroom property.

A previous application was refused on the site for the 2 no. semi-detached two storey two bedroom dwellings within the rear garden area of no.37 (11/02406/FUL), the Council's reasons for refusal were upheld, and the appeal dismissed. In the appeal decision the inspector described the surrounding area as *'Woodfield Drive and Branksome Close together form a distinctive residential area where various features combine to create a pleasant, relatively green and spacious suburban character. Features include regular spacing between buildings and, despite some variation, broadly consistent front building lines. Relatively close spacing of most buildings along the streets is offset by generous front and rear gardens.'*

This proposal results in a large addition, projecting out approx. 4.2m from the side of the original dwelling and extending along the whole of the side of the existing dwelling by approx. 13.3m. Given its location, in the side garden, it is considered that the proposal would respect the distinctive character of the spacious front and rear garden area as highlighted by the appeal inspector. A gap of approx. 4m remains between the side boundary with Branksome Close and the proposed extension (there is a space of approx. 3m to the side of no.35 Woodfield Drive). In addition to this, the proposal steps back from the front building line of the dwelling, and therefore respects the 'broadly consistent building lines' also mentioned by the inspector. It is therefore considered that the layout of this proposed development retains the distinctive spatial characteristics of the area and the site is of a sufficient size to accommodate the extension without giving rise to overdevelopment of the site.

Currently the boundary treatment to the south east along Branksome Close comprises a low height brick wall part way along and then beyond the rear elevation, the boundary along this side comprises a high hedge. The proposal seeks to retain the brick wall, and plant a new hedge behind it. This would help screen views of the single storey building from the public realm, and provide a soft edge to Branksome Close. Further details of the boundary treatment are required by (condition 4).

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The design of this proposed extension is very contemporary in comparison with the existing dwelling. Nevertheless, it is considered that the design successfully brings together the contemporary nature of the proposed extension with the traditional form and style of the existing dwelling and character of the wider area.

The single storey side extension is a crisp, contemporary structure with clean lines and horizontal features with timber cladding and brick elements to link in with the brick work of the existing dwelling. This extension is relatively large in floor area, however, given the low rise nature of this building (3m in height) which is reinforced by the flat roof, it is considered that the scale of the extension is acceptable and would not detract from the character of the existing dwelling or affect the character of the area.

Impact on neighbouring properties

It is considered that, given the location of the proposed extension to the south west, away from any neighbouring properties and projecting towards the road, the building would not be overbearing, nor would it cause material overshadowing or any significant loss of outlook and there are no immediate neighbouring amenities to the south east.

There are windows and French doors proposed on this side elevation, however these are at ground floor level, located behind the proposed boundary treatment (condition 4). The closest neighbour on this side is 35 Woodfield Drive, but the side elevation and rear garden of this property are separated by Branksome Close and approx. 14m between the side elevation of no. 35 and the side elevation of the proposed extension. This would not result in a loss of amenity to the occupiers of 35 Branksome Close.

Between the rear boundary of the application site, and 9 Branksome Close is a detached garage to serve no. 37, and also an attached garage to the side of 9 Branksome Close. Given the distance between the rear elevation of the single storey extension and 9 Branksome Close of approx. 23m, there is no impact to the amenities of 9 Branksome Close as a result of the proposal.

The extension wraps around part of the rear elevation of the existing dwelling and extends out by 1.2m. It is approx. 4.6 m from the boundary with no. 39 Woodfield Drive. Given the relationship to no. 39 and its single storey nature, it is not considered to result in loss of amenity to the occupiers of 39 Woodfield Drive.

Highways/Parking

Two car parking spaces are provided to the rear of the dwelling on Branksome Close which is consistent with the parking standards for a dwelling of this size and in this reasonably sustainable location, within the built up area of Winchester. It is considered that this is acceptable in relation to highways and parking, subject to the retention of the parking spaces to the rear (condition 3).

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.

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1 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 be those as detailed in section 11 (materials) of the associated application forms.

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

3 The parking shall be constructed and surfaced in accordance with the approved plan (P005 Rev A) before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading of vehicles.

3 Reason: To make proper provision for off street parking.

4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. Development shall be carried out in accordance with the approved details and thereafter retained. The hedge planting along the south east boundary shall be maintained and if within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season.

4 Reason: In the interests of the visual 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

3. 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 and was provided with pre-application advice.

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4. 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. All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
6. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).