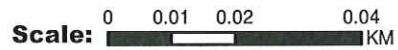
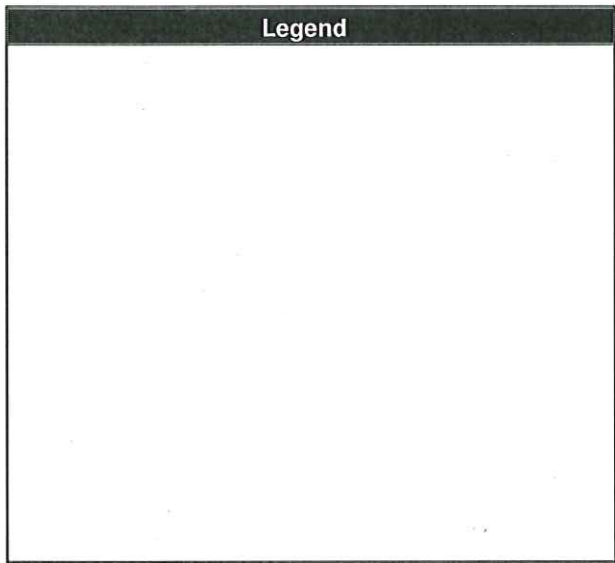
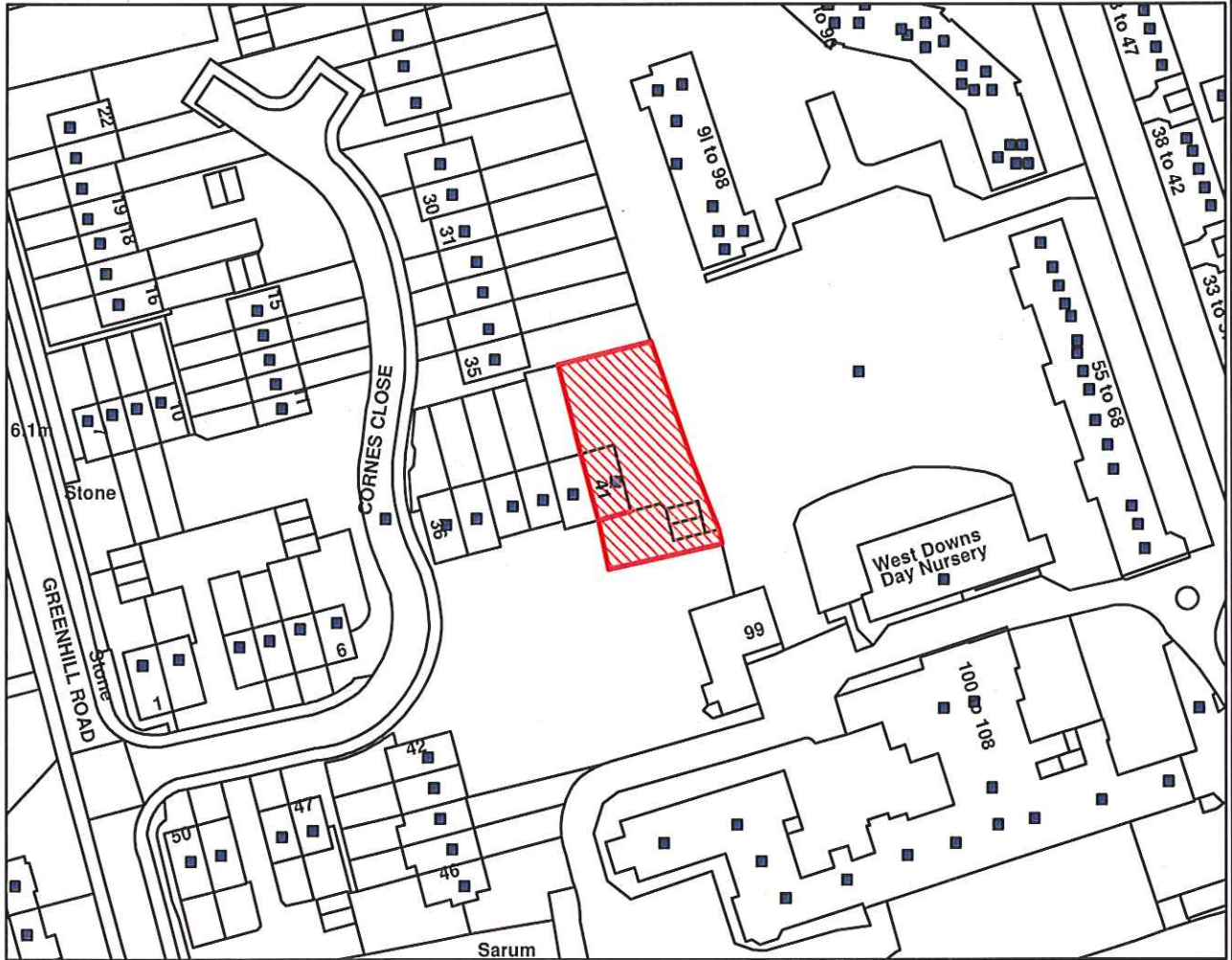


# 41 Cornes Close SO22 5DS



14/00458/FUL



Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Winchester City Council
Department	Winchester GIS
Comments	Not Set
Date	21/05/2014
MSA Number	100019531

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 3  
**Case No:** 14/00458/FUL / W23725  
**Proposal Description:** (HOUSEHOLDER) Three storey side extension, extension to existing detached garage incorporating carport and garage (AMENDED PLANS RECIEVED 08.05.2014)  
**Address:** 41 Cornes Close Winchester Hampshire SO22 5DS  
**Parish, or Ward if within Winchester City:** St Paul  
**Applicants Name:** Mrs Kate Bickford  
**Case Officer:** Lewis Oliver  
**Date Valid:** 25 February 2014  
**Site Factors:**

**Recommendation:** Civil Aviation  
Application Permitted

### General Comments

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

Amended elevations and layout plans have been received which have reduced the scale and bulk of the extension.

### Site Description

The application site is a three storey terraced house with a detached double garage and parking area set within the built up area of Winchester. The site is accessed via an informal drive off of Cornes Close, which provides vehicular and pedestrian access to the site and neighbouring properties within the terrace of 36-41 Cornes Close.

An informal pedestrian access continues to the east towards West Downs Student Village. To the north west of the site, lies a further residential development comprising 29 to 35 Cornes Close.

The rear boundaries are defined by a mixture of closed boarded fencing. On the eastern boundary there is a mixture of fencing with mature hedges and trees with one of these trees covered by a Tree Preservation Order (TPO).

### Proposal

The proposal is for a three storey side extension, together with a single storey element, which would not project beyond the existing rear elevation. In addition the existing detached garage would be linked to the extension via a single storey extension. The height of the three storey element would be 8.1 metres to the eaves, with a ridge height of 9.8 metres, the ridge of the existing house is 10.8 metres.

The width of the three storey element would be 5.5 metres, compared to the existing building which has a width of 11.4 metres. A single storey element then continues to be flush with the existing rear elevation.



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Relevant Planning History**

None

**Consultations**

Engineers: Highways:

No Objection subject to conditions: This proposal does not contain any significant highway issues and is unlikely to impact on highway safety and provides adequate parking for the size of dwelling. Conditions are required to ensure that the development would not have a significant adverse impact on highway safety during construction and to ensure that the property has an appropriate level of parking

Head of Landscape - Trees:

No Objection subject to conditions – The development can be accommodated in such a way to preserve and retain the tree.

**Representations:**

City of Winchester Trust: This is a large extension to the existing 3–storey house but the applicant is fortunate that the site is large enough to accommodate it. The Trust has some concern about potential disturbance of the roots of the nearby tree.

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

- Adverse impact on the character and appearance of the property and area. The amended plans do not overcome our concerns.
- Overdevelopment of the site
- Adverse impact on the Horse Chestnut which is subject to a Tree Preservation Order
- Concerns over lack of parking and on highway safety, the immediate area suffers from lack of parking including commuter parking, this will make the current situation worse
- Concerns over construction traffic and disturbance
- Concerns over disturbance during the construction period

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

- The proposal will break a covenant on the whole development that stops further development
- Loss of a private view
- Increased demand for electricity

2 letters of comment received.

- Querying the parking provision of the site and if the development is approved

**Relevant Planning Policy:**

Winchester District Local Plan Review

DP.3, DP.4 and T2

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA1

National Planning Policy Guidance/Statements:

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

National Planning Policy Framework

## **Planning Considerations**

### Principle of development

This application site is located within the development boundary of Winchester where the principle of development within the curtilage of existing residential properties is acceptable subject to the conforming to the criteria in Local Plan Policy DP.3 and DP.4.

### Impact on character of area

Following concerns raised by officers this application has been amended by reducing the size and scale of the extension in combination with simplifying the design of the building. The development proposes a half hipped roof in combination with a rationalisation and repositioning of the windows in the extension which provides a more cohesive arrangement to the extension. Therefore the amended proposal is considered to be an improvement and more in proportion to the scale of the existing dwelling.

Whilst it is acknowledged that the immediate landscape impact resulting from the development has been improved by the reduction, there is still the consideration of its wider visual impact particularly when viewed from the public vantage points to the west of the site along Cornes Close itself. Given the existing built form on the site and revised design and scale, in combination with the surrounding built form comprising a long terrace of residential properties, it is considered that the wider landscape impact of the resultant building is not materially harmful in planning terms and therefore a refusal is not warranted. Condition 2 is proposed to ensure that the development would use matching materials.

### Landscape/Trees

The development would be in relatively close proximity to a protected tree, which is to the north east of the extension. A tree report and method statement has been submitted with the application, which demonstrates that the tree would be protected during construction and would not be threatened by the foundations of the development. In addition to the retention of the garden away from the property, it is considered that the tree can be accommodated without detriment to its longevity; furthermore the Tree Officer has no objection to this application subject to the implementation of the measures outlined in the tree report. Conditions 6 and 7 have been added to ensure that the development is carried out in accordance with the tree report that includes protection measures during construction.

### Impact on amenities of neighbouring properties

It is considered that the proposed location and layout of the extension would not result in any material planning harm in relation to overshadowing or overbearing effects. In terms of overlooking, the extension would retain the existing degree of separation from windows to the boundary of 35 Cornes Close and it is therefore considered that the development is not materially harmful in planning terms and therefore a refusal is not warranted.



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Highways/Parking

The proposal would utilise the existing access to the site, which is considered acceptable as it provides adequate visibility and manoeuvrability for this scale of development.

The development would result in a 6 bed dwelling, the Highway Engineer is satisfied that at least 3 car parking spaces will be available, with further space in front of the garage for parking if required. Overall the development is not considered to have a significant adverse impact on highway safety to justify refusal of this application on these grounds. Conditions 3, 4 and 5 have been added to ensure that the development would not have a significant adverse impact on highway safety during construction and to ensure that the property has an appropriate level of parking.

Conclusion

In view of the above it is considered that the proposed extension is acceptable in terms of its impact on the character, appearance of the property and the area. In addition, the proposals would not result in any material adverse visual impact on the immediate or wider landscape and would not result in any detrimental harm to surrounding residential amenities. Nor would the development result in any significant impact on the highway. Therefore, it is considered that the proposal is acceptable, subject to the recommended conditions below.

**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 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.
  
- 2 Reason: To ensure a satisfactory visual relationship between the new development and the existing.
  
- 3 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.
  
- 3 Reason: In the interests of highway safety.
  
- 4 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

4 Reason: In the interests of highway safety.

5 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

5 Reason: To ensure the permanent availability of parking for the property.

6 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference BICK 1869d written by Bill Kowalczyk and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

#### Inspection of fencing

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with BICK 1869d Telephone 01962 848317.

#### Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement BICK 1869d

#### No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement BICK 1869d shall be agreed in writing by the Local Planning Authority.

6 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

7 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The Arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved Arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the Arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

7 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

8 The development hereby permitted shall be carried out and completed in accordance with the submitted plans:

Site Plan – A14/570/01 Rev B

Proposed Drawing – A14/270/02 Rev A

8 Reason: To ensure that the development is carried out in accordance with the approved plans.

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. 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 applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was advised of issues over impact on the character and appearance of the area and was provided with an opportunity to submit further plans.

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

Local Plan Part 1 - Joint Core Strategy: MTRA1,  
Winchester District Local Plan Review 2006: DP3, DP4, T2

4. 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.

5. 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.