

22 Felmer Drive, SO23 7PY



Winchester
City Council

14/01175/FUL



Legend

Scale: 0 0.01 0.02 0.04 KM

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Organisation	Winchester City Council
Department	Winchester GIS
Comments	Not Set
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WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 7
Case No: 14/01175/FUL / W15117/01
Proposal Description: (HOUSEHOLDER) Single storey rear extension
Address: 22 Felmer Drive Kings Worthy Hampshire SO23 7PY
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: Ms D Peacock
Case Officer: Mrs Megan Osborn
Date Valid: 18 June 2014
Recommendation: Application Permitted

General Comments

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

Site Description

The application site comprises a brick building terrace bungalow located within the settlement boundary of Kings Worthy.

The dwelling comprises the end of a terrace of three properties all of the same design and proportions. The bungalows are in a staggered arrangement with this dwelling and properties to the north east fronting onto a footpath that links Felmer Drive with Field End.

The property is located on ground that slopes downwards in an east/west direction to the properties and the dwelling is on level land.

The application site has a conservatory to the rear that was permitted in 1997.

Proposal

The proposal is to replace the existing conservatory with a single storey rear extension.

Relevant Planning History

97/01055/FUL - Conservatory at rear. Application Permitted 11th September 1997.

Consultations

None

Representations:

Kings Worthy Parish Council

- Objections due to the effect on the enjoyment of the neighbouring properties.

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

- The proposal would result in loss of light to the neighbouring property.
- This proposal is too large for these small bungalows.

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- The building will be out of character with the neighbouring dwellings.
- This would set a precedent in the street.
- The extension sits too close to the neighbouring property.
- The large doors to the rear will affect the neighbours privacy.
- This design doesn't reflect the roof line of the existing property.

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

- The building work will disturb the residents in the surrounding area.
- Would result in a building that is unsafe
- Building works would cause harm to the health of the neighbouring residents.
- Affect the value of the neighbouring properties.
- There is a covenant on these properties.

Relevant Planning Policy:

Winchester District Local Plan Review
DP3

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Planning Considerations

Principle of development

This application site is located within the development boundary of Kings Worthy where the principle of further extending existing residential properties is acceptable subject to the conforming to the criteria in saved Local Plan Policy DP.3.

Impact on character of area and neighbouring property

The proposal is to replace the existing conservatory with a single storey extension to the rear of 22 Felmer Drive. The extension would span the whole width of the existing dwelling and is proposed to be 5.5m width, 3.8m in depth and 3m in height.

The proposed extension is of mass, scale and bulk that is proportionate to the character of the existing dwelling and therefore it is considered that this would not appear incongruous in relation to this property and surrounding dwellings.

The design of the extension is in line with the existing property and would match the materials of the dwelling and neighbouring properties.

The proposed extension will only be visible from distant views from the public realm. It is considered that, even when viewed, the proposal will be read against the existing property and not harmful to the character of the area.

The neighbours to the south, 24 Felmer Drive are divided from the proposal by a side access way and have an extension to their property. The proposal is not considered to be detrimental to the amenities of the occupiers of this dwelling due to this gap between the properties.

To the north east, no. 20 Felmer Drive is attached to the application site and set back; it

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risers in level from 22 to 20 Felmer Drive. There is an existing 1.8m fence along this boundary and the proposed development would project approx. 0.7m over the height of the fence. Notwithstanding the set back of the neighbouring dwelling it is considered that the proposed single storey flat roof extension, approx. 3m in height (2.5m from the neighbouring level difference) along the length of 3.8m out from the end wall of the existing dwelling, would not result in an unacceptable level of overshadowing or overbearing that would warrant the refusal of this application.

Condition 3 is proposed to restrict windows along the north eastern elevation with no.20 Felmer to prevent overlooking.

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 bricks to be used in the construction of the external surfaces of the development and the hereby permitted shall match those used in the existing building and the roofing materials to be used in the construction of the external surfaces of the roof hereby permitted shall be those as detailed in section 10 (materials) of the associated application forms.
- 2 Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 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 without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the north east elevation(s) of development hereby permitted.
- 3 Reason: To protect the amenity and privacy of the adjoining residential properties.

Informatives:

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 provided with pre-application advice.

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2. 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.

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

Winchester District Local Plan Review 2006: DP3

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.