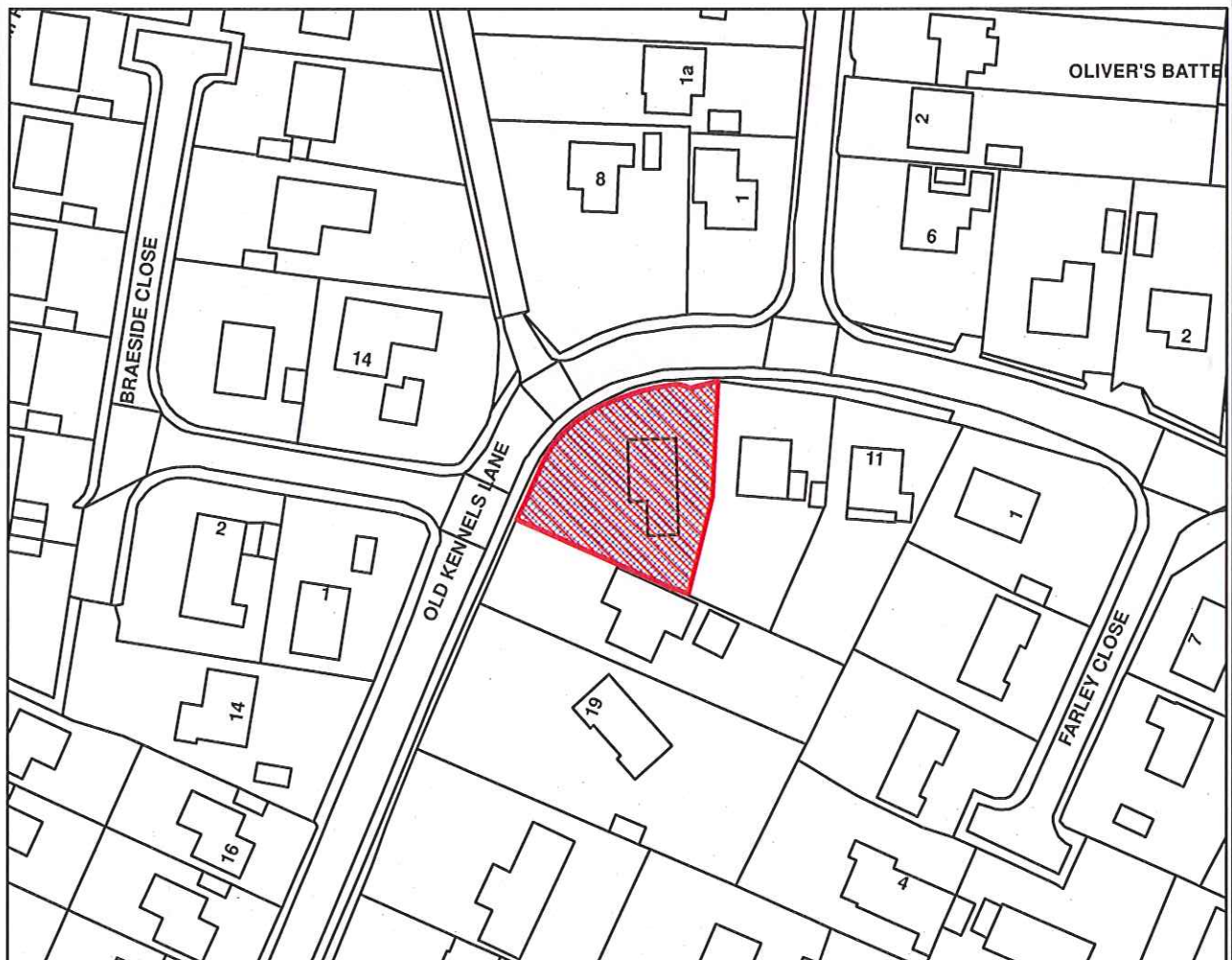


Minstrels, 15 Old Kennels Lane



Winchester
City Council

14/01238/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
Date	06/08/2014
MSA Number	100019531

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL DELEGATED OFFICER REPORT

Item No: 8
Case No: 14/01238/FUL / W15932/03
Proposal (HOUSEHOLDER) Loft conversion with dormer windows and
Description: associated alterations (RESUBMISSION)
Address: Minstrels 15 Old Kennels Lane Olivers Battery Hampshire SO22 4JP
Parish, or Ward if within Winchester City: Olivers Battery
Applicants Name: Mr And Mrs Giuseppe Perella
Case Officer: Nicholas Billington
Date Valid: 27 May 2014
Site Factors: Civil Aviation
Southern Water Sewer Foul Drainage

Recommendation: Application Refused

General Comments

This application is reported to Committee because of the number of letters of support received contrary to the Officers recommendation.

Amended plans were received on 28.07.2014 correcting a mistake in the original proposed drawings which showed two bedrooms on the ground floor instead of the proposed one. There is no net gain in the number of bedrooms at the property.

A previous application for a loft conversion was refused by delegated powers on 04.04.2014. The application reference was 14/00301/FUL. It was refused for the following reason:-

The proposal is contrary to policy DP3 of the Winchester District Local Plan Review 2006 in that it fails to respond positively to the character and appearance of the dwelling and street scene. This is due to the massing, form, size and prominence of the roof extensions and alterations which would detract from the character of the residential bungalows which predominate in the locality to the material detriment of the area.

Discussions have been on going with the applicant since the refusal of the original planning application, however, agreement on a proposal considered satisfactory to officers and the applicant was unfortunately unable to be reached in this instance.

Site Description

The site is situated along a residential street in the Oliver's Battery area of Winchester.

The existing house is a bungalow constructed of white painted bricks with dark concrete roof tiles. The majority of the properties in the vicinity are of a similar modest design with simple roof forms and constructed of a similar size.

The property is positioned on a large plot that turns a corner resulting in the Western and Northern elevations having a high visibility from the street.

The street steadily lowers in level as it goes South. This increases views of the property

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from a variety of view points at street level, and particularly as you turn the corner along this part of Old Kennels Lane.

Relevant Planning History

99/02008/FUL - Single storey side extension – Application Permitted 12.01.2000

14/00301/FUL - Loft conversion with dormer window and associated alterations – Application Refused 04.04.2014

Proposal

The proposal seeks to provide a bedroom in the roof of the existing bungalow. To achieve this several dormers and a roof extension are proposed to the existing roof.

On the northern elevation two dormers with hipped front detailing are proposed. Both are 1.5 metres in height and 1.7 metres wide.

On the southern elevation is proposed another dormer to match those on the northern elevation as well as a roof light

On the Western elevation a large 2.5 metre high and 8 metre wide roof extension is proposed which contains almost full width and full height windows. The roof extension extends from the existing roof by approximately 3 metres.

The roofing tiles and windows proposed are to be constructed of materials to match the existing whilst the dormer cheeks and front will be tile faced.

Consultations

None

Representations:

Oliver's Battery Parish Council: *Comment*

- Generally supportive of the proposal but acknowledge other concerns raised regarding the potential overlooking of nearby properties as well as the concerns about the dominance of the large dormer proposed on the Western elevation.
- Suggest a condition requiring new roof coverings are required to match the existing roof tiles.

3 letters received *objecting* to the application for the following reasons:

- Lose of privacy to neighbours
- Lose of light and overbearing

6 letters of *support* received.

- Precedent already set
- In keeping with area
- Attractive design
- Will not be overlooking

1 letter *commenting* on the application

- Will be Overlooking

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- Preference for previous scheme

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

- Improve views from property
- Extra living space to accommodate growing family

Relevant Planning Policy:

Winchester District Local Plan Review (WDLPR)

- DP.3

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

- DS.1

Supplementary Planning Guidance:

- Oliver's Battery VDS

National Planning Policy Guidance/Statements:

- National Planning Policy Framework

Planning Considerations

Principle of development

Alterations to existing dwellings within the defined settlement boundary of Winchester are in principle acceptable, notwithstanding compliance with all relevant policies and other material factors. The main policies relevant to this proposal are DS.1 of the Winchester District Local Plan Part 1 and saved policy DP.3 of the Winchester District Local Plan Review 2006. Also of relevance is the adopted Oliver's Battery Village Design Statement.

In this instance, the proposal is considered contrary to policy DP.3 requiring development to respond positively to the character, appearance and variety of the local environment.

Design/Layout

The design of this proposal appears to have been principally driven by the desire to maximise the available living space within the roof and utilise the view across the nearby Golf Course. This has resulted in a large roof extension to the western elevation with full height windows to utilise the view as well as three smaller dormers to the South and North elevations.

The original submission (14/00301/FUL) suggested a gabled ended full height roof extension to the western elevation with one large box dormer to the Northern Elevation.

Although the proposed western extension is smaller in scale than the original proposal, its design is still considered incongruous with the modest detailing and scale of the original bungalow. Moreover, the extensions to the roofscape are multiple in number and appear bulky, particularly looking towards the side elevation of the western roof extension as you move around the corner along this part of Old Kennels Lane.

Impact on character of area

One of the main issues is the affect the proposal will have on the character of the existing property and wider locality.

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Within Oliver's Battery there are several different character areas, such as Treple Close (characterised by mono-pitched bungalows) and the Oliver's Battery Road area (characterised by larger dwellings of more varied designs). However, the area along Old Kennels Lane has a strong character of its own which consists predominantly of bungalows built in the 1970s of similar materials and of a similar design. They generally have simple roof forms with dark concrete tiles and are set back from the road. This character is recognised in the adopted Oliver's Battery Village design statement which aims to retain the existing modest and low lying character of the dwellings in the character area and suggests a preference for roof lights or small dormers where alterations to existing roofs are proposed.

The existing dwellings leading along the eastern side of Old Kennels Lane naturally lead into each other as the level progressively decreases along Old Kennels lane. This creates an appealing stepping of roof forms. The existing dwelling, like many in the immediate area, is of a typical bungalow design with a low lying eaves level and simple roof lines.

Despite some efforts to address the reasons for refusal in the previous application the changes proposed are considered not to satisfactorily mitigate the negative impact the proposal will have on the character of the area. In particular, the roof extension in the Western elevation will appear incongruous with the street scene due to its size and unsympathetic detailing and detract from the modest character of the existing dwelling and those in the locality.

Moreover, the proposed dormers on the Northern and Southern elevations, in conjunction with the large roof extension on the western elevation, will create a roofscape that will appear unsympathetic to the low level, modest roofs of the bungalows that predominate in the immediate area.

These issues are exacerbated by both the position of the property on a corner plot and the slight rise in levels from the properties position and the street level. This means the proposal will be highly visible from and along the street, particularly as you turn the corner, as well as from neighbouring properties.

In summary, the proposal is considered contrary to policy DP.3 because it will have a materially harmful impact on the street scene to the detriment of the character of the existing dwelling and wider locality.

Impact to neighbours residential amenity

The dormer window proposed on the southern elevation partially overlooks the front drive of No. 17, which is approximately 15 metres away. However, the dormer window will not create any harmful overlooking of No. 17 due to the distance and screening between the dormer window and any private amenity space at the property. Moreover, the applicant has indicated that they would make the south facing dormer obscure glazed if necessary.

The distance, screening and acute angle between the proposed southern dormer and the garden of No. 13 mean there is no harmful overlooking of the property.

It is accepted that there is a degree of overlooking from the southern roof extension onto No. 14 Braeside Close, which is slightly exacerbated by the lower level of Braeside close compared to the site and the lack of screening between the two sites. However, it is

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considered that due to the approximate 40 metre distance between the proposed roof extension and the rear of No. 14 Braeside Close, the overlooking cannot be considered materially harmful.

Therefore, in summary, no harmful overlooking results from the proposal.

No. 13 Old Kennels Lane has several small high level windows facing towards the rear of No. 15 onto their roof which serve a dining room. The proposed southern dormer may be visible from these windows but given the nature of the proposal and the position of the alterations away from the property's boundaries, the proposal does not create any significant or harmful overshadowing or loss of light to No. 13 nor any other nearby properties.

Highways/Parking

There is no net gain in bedroom space as a result of the proposal and therefore no additional parking is required at the site. Overall, the proposal presents no additional highway concerns.

Recommendation

REFUSE – subject to the following refusal reason(s):

1 The proposal is contrary to saved policy DP3 of the Winchester District Local Plan Review 2006 in that it fails to respond positively to the character and appearance of the dwelling and street scene. This is due to the massing, form, size and prominence of the roof extensions, dormers and alterations which would detract from the character of the residential bungalows which predominate in the locality to the material detriment of the area.

Informatives

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

Winchester District Local Plan Part 1: DS.1
Winchester District Local Plan Review 2006: DP.3

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.
- the applicant was updated on the progress of the application during its assessment.