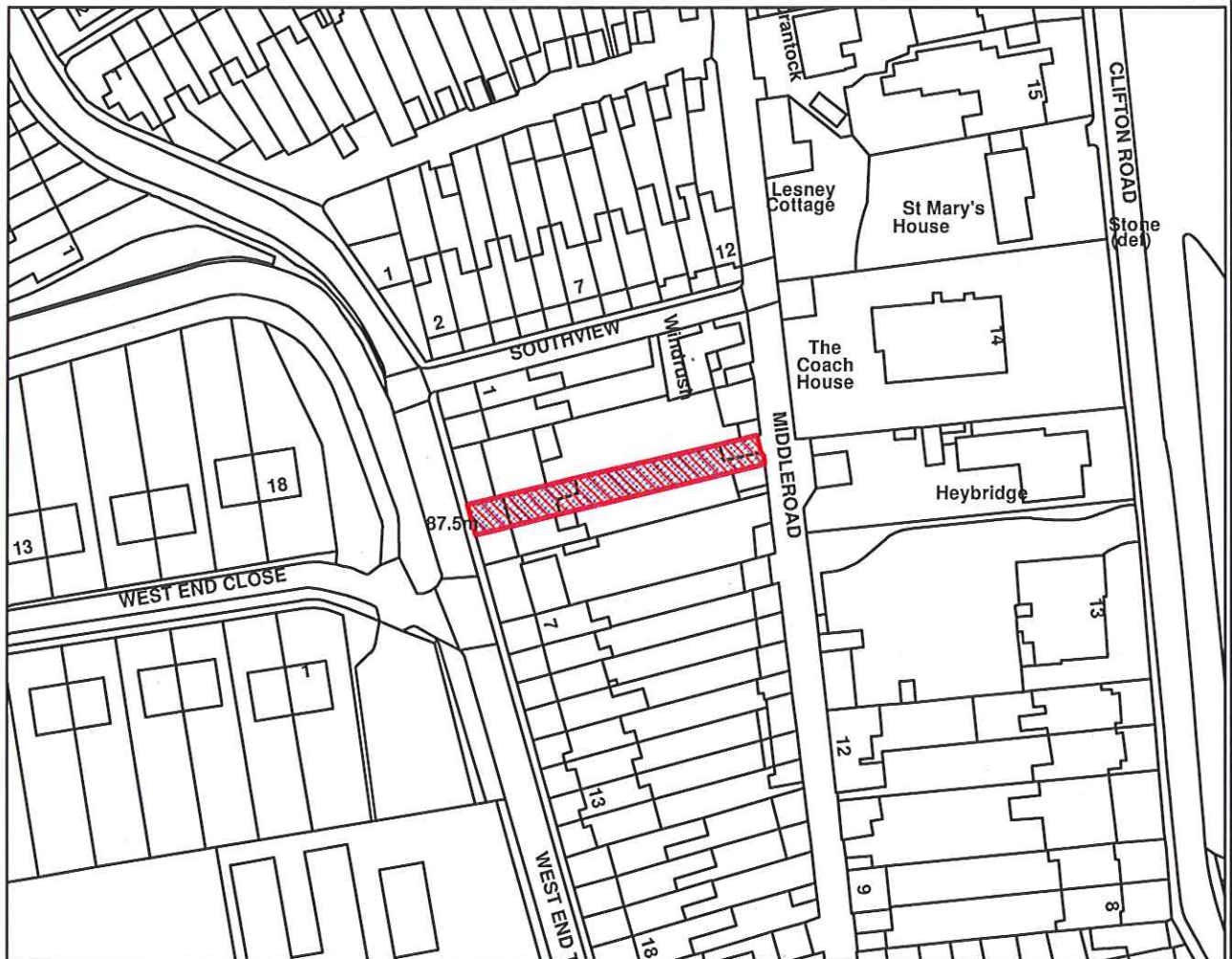


# 4 West End Terrace, SO22 5EN



**Winchester**  
City Council

14/01626/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	01/10/2014
MSA Number	100019531

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

**Item No:** 4  
**Case No:** 14/01626/FUL / W16286/02  
**Proposal Description:** (HOUSEHOLDER) Single storey rear extension to existing house; replacement of existing garage with new garage with studio above  
**Address:** 4 West End Terrace Winchester Hampshire SO22 5EN  
**Parish, or Ward if within Winchester City:** St Paul  
**Applicants Name:** Mr Charles Hampson  
**Case Officer:** Richard Whittington  
**Date Valid:** 14 July 2014  
**Site Factors:** Winchester Conservation Area  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee at the request of Councillor Hutchison whose request is appended in full to this report.

Amended plans have been received reducing the height of the proposed garage to match the existing adjacent building; removing the Juliette balcony from the rear elevation of the garage; and, introducing evergreen planting on the northern boundary.

### Site Description

The application site is a terraced building set within the Winchester Conservation Area. The immediate and surrounding area is defined by residential properties with a number of additions to the original buildings. In addition many of the properties have detached garages, fronting onto Middle Street, for which a number of them have extended above resulting in garages of 2 storeys in height, as has the immediate neighbour (No.5).

The rear garden features substantial mature planting in the form of trees and shrubs as do the rear gardens of neighbours.

The site of the proposed replacement garage is lower than the terrace of dwellings.

### Proposal

Single storey rear extension to existing house; replacement of existing garage with new garage with studio above.

The proposed single storey rear extension features a flat roof of 3.2m in height extending beyond the two storey rear projection of the existing dwelling by 2.4m at the boundary with the property to the north; and infills the gap with the boundary to the property to the south

### Relevant Planning History

None at the application site, but the following relate to adjacent dwellings in close proximity to the site.



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14/00111/FUL - 8 West End Terrace – (HOUSEHOLDER) Single storey rear extension, loft conversion to provide living accommodation with dormer and roof lights and first floor extension to existing detached garage to form home office – Permitted 12.03.2014

08/01444/FUL - 14 West End Terrace - Rear extension and alterations to main house and demolition of existing single storey garage, replaced with garage with studio above – Permitted 08.08.2008

05/01935/FUL - 5 West End Terrace – Erection of two storey garage/summerhouse, with studio over, to the rear of property (RESUBMISSION) – Permitted 08.12.2005

99/01531/FUL - 6 West End Terrace – Single garage and store at side, single storey rear extension and alterations to Coachmans Cottage – Permitted 08.11.1999

95/01245/OLD - 11 West End Terrace - (Amended Description) Single storey rear extension, first floor extension above existing garage to form studio garden store - Permitted 09.05.1995

## **Consultations**

### **Head of Historic Environment:**

The principle of an extension to the rear of the existing dwelling is acceptable. The single storey extension proposed would not be visible at street level, and the prevailing pattern of development within the area is mixed with numerous recent extensions with a variety of styles and material choices.

### **Additional comments regarding amended garage proposal:**

The principle is acceptable there are instances of this type of development within the street-scene. The development proposed has now been reduced to reflect the height of the adjacent property. It is welcomed the material choice reflects and responds to the prevalent pallet of materials found within this portion of the conservation area. Subject to the removal of the Juliette balcony as previously proposed, this would achieve a more acceptable development which would be supported in historic environment policy terms.

## **Representations:**

City of Winchester Trust: The proposed garage is an improvement over the existing, but the glass and the balcony at first-floor level will compromise the privacy of adjoining houses and their gardens. It is also excessively high. It is also noted that there is an apple tree which will be removed as a result of the new garage building. The Trust therefore OBJECTS to this application.

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

- Garage design would not complement conservation area.
- Overlooking of rear gardens and amenity space from garage.
- Garage seems high compared with others
- Height of kitchen extension seems excessive
- Flat roof extension is not consistent with pitched roof style in other parts of this conservation area.

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- Extension will considerably limit light reaching neighbouring windows
- Not clear from plans what is proposed for ancient flint wall between properties 4 and 3 West End Terrace.

2 letters of support received.

- The garage design is interesting and complements the existing dwellings in the area.
- The recessed 1st floor entrance will avoid any overlooking of neighbouring properties. The level of the 1st floor is also significantly below the top of the existing fence line adjoining no. 5, further minimizing any overlooking. A more prominent balcony for no.6 was approved recently, ref 08/00505/FUL, this also included a roof line higher than proposed.
- The design is in keeping with the other developments within the conservation area, and will improve the street scene.
- The proposed building is in line with other garage developments facing middle road and maintains the current roof height – the extension to the living space will have no impact on neighbours' enjoyment of property
- A usable garage will ensure there is one less car parked on middle road, thereby reducing congestion.

**Relevant Planning Policy:**

Winchester District Local Plan Review  
HE5, DP3, DP4

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

Supplementary Planning Guidance  
West Fulflood and Oram's Arbour Neighbourhood Design Statement

**Planning Considerations**

Principle of development

The principle of development is acceptable, provided that it is of an appropriate design, in accordance with saved policy DP3 (ii), DP4 (iv) and HE5 of the Winchester District Local Plan 2006; and, that it does not have an unacceptable adverse impact on adjoining land, uses or property (DP3 vii) and the West Fulflood and Oram's Arbour Neighbourhood Design Statement.

Design/layout

The garages and ancillary buildings fronting Middle Road to the rear of West End Terrace are a mixture of sizes, designs and styles belying their respective age and use. Over the last 20 years it has become common for such garages to be replaced with studio or ancillary spaces above, creating a mews type character. Many of the replacement two storey garages are of contemporary design, providing contrast to the traditional appearance of the conservation area. The proposed design follows this trend and is contemporary in form and materials proposed and as such are considered to relate well to the overall character of Middle Road.

The proposed rear extension is common of such modern flat roofed designs, providing



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contrast to the traditional appearance of the terrace.

Impact on character of area and neighbouring property

The proposed garage is the same height as the adjacent two storey garage structure at No.5 to which it is proposed to abut, albeit orientated at 90 degrees in line with the garages further along Middle Road. Given the varied built form and existing contemporary development visible on Middle Road, the proposed garage is considered to relate well to existing structures in the area, in accordance with the Design Guidance within the West Fulford and Oram's Arbour Neighbourhood Design Statement.

The proposed single storey rear extension will not be seen from the public realm and as such will not impact the character of the area. Various substantial rear extensions have been permitted along the terrace and as such the proposal will not appear at odds with the character of the rear of the terrace of dwellings.

The additional 2.4m in depth of built form proposed to the rear will cast a shadow over the boundary with the neighbour to the north. The neighbour to the north has a single storey rear extension set back from the rear of the existing two storey rear projection serving the application dwelling. Given the relatively modest depth of the extension proposed in this location and the length of the gardens serving the dwellings, the single storey extension is not considered to cause overshadowing of the neighbour at a materially harmful level that would warrant the refusal of the application. A further consideration is of note that the applicant could construct a single storey rear extension of 3m height and 3m depth in this location without the requirement for planning consent under permitted development.

The proposed replacement garage features a west facing balcony with solid flank walls either side recessed by 1.8m. The rear garden of the application property features various substantial trees that screen views of the rear of the terrace from the balcony. Additionally, it is proposed to plant a native hedge along the shared boundary with the neighbour to the north, therefore the potential for overlooking of rear gardens is not considered significant. The immediate and surrounding area is defined by garage extensions, many of which include balconies that have views into neighbouring gardens. It is therefore considered that by virtue of the layout and with regard to the side walls that the proposal would not result in significant overlooking to justify a refusal of permission on this issue.

The nearest property to the east lies on the other side of Middle Road, 24m away approximately separated by a tall brick and flint wall with tall mature trees behind; therefore there would not be a significant level of overlooking towards properties to the east.

Landscape/Trees

It is proposed that the apple tree directly to the front of the garage be removed. Further native planting is proposed on the shared northern boundary of a size and type to be secured by condition. (Condition No.3).

Highways/Parking

The garage will provide 1 car parking space therefore the level of parking is unchanged.

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**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.

01 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 garage 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 Prior to commencement of development a written specification of the proposed northern boundary planting (to be native species) is to be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details within the first planting season after the development is complete. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

3 Reason: In the interests of the amenity of neighbouring properties

**Informatives:**

1 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 updated of any issues after the initial site visit.

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.



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

Winchester District Local Plan Review 2006: Policies HE5, DP3, DP4

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.

6. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website  
- [www.winchester.gov.uk](http://www.winchester.gov.uk).

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

<b>Request from Councillor: Hutchison</b>
<b>Case Number:</b> <b>14/01626/FUL</b>
<b>Site Address:</b> <b>4 West End Terrace, Winchester</b>
<b>Proposal Description:</b> <b>New garage with studio room above (also back addition)</b>
<b>Requests that the item be considered by the Planning Development Control Committee for the following material planning reasons:</b>  <b>There seems to be serious potential for 'overlooking' of neighbouring gardens and into neighbours' rooms from the proposed balcony next to the studio room above the garage as well as from the studio room itself. The preferred outcome would be for the applicant to review the plans to avoid any serious possibility of 'overlooking'</b>

- Whilst requests will be accepted up to the determination of the application, Members should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to Committee unnecessarily

**Once completed, please email this form to the relevant Planning Case Officer and the Head of Development Management.**