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Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	^Organisation
Department	^Department
Comments	^Comments
Date	06/04/2016
MSA Number	^PMSA Number

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 10
Case No: 16/00276/FUL / W06589/07
Proposal Description: (HOUSEHOLDER) Two storey rear extension.
Address: Yew Tree Cottage Ervills Road Worlds End Hambledon
Hampshire
Parish, or Ward if within Winchester City: Denmead
Applicants Name: Mr & Mrs J & K Eneas
Case Officer: Mrs Anna Hebard
Date Valid: 9 February 2016
Site Factors: Within the countryside

Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of the Parish Council, whose request is appended in full to this report.

Amended plans have been received reducing the depth of the extension from 5m to 4.3m.

This application is a resubmission, following the refusal of the previous applications for a two storey and single storey rear extension (15/00631/FUL) at Planning Committee dated 28 May 2015 and a further refusal of application 15/01508/FUL at Planning Committee dated 17th September 2015. This application is for a two storey rear extension of a different design.

Site Description

The site relates to a detached long narrow dwelling within a large elongated plot of land. The dwelling has a linear plan form with the side of the property facing the road, and the length of the dwelling spanning its narrow plot. The dwelling consists of three aspects which differ in heights and are narrow in width. The roofs are gabled except the aspect furthest away from the road, which is hipped, however this aspect is not highly visible from the public realm. The materials consist of white painted brick, with plain clay tiled roofs, painted timber windows and doors. The dwelling is rural in character. There is a detached outbuilding to the north of the dwelling, of matching materials and a gable roof. The plot is enclosed by a brick and flint wall and hedging.

Proposal

The proposal is for a linear extension to the south west of the dwelling. It is proposed to be 4.3m in depth, and follow the width of the dwelling. It will incorporate two storey extensions, with gabled roofs of varying heights, all of which are set down from the adjoining part of the dwelling. There is a balcony to the south east part of the extension. The fenestration proposed is painted timber.

Relevant Planning History

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08/02203/FUL - Single storey side extension, detached double garage and alterations to boundary wall & gate. Application Permitted 7th November 2008.

15/00631/FUL - (HOUSEHOLDER) Two storey and single storey rear extension.
Application Refused 9th June 2015.

15/00944/FUL - (AMENDED PLANS 11.08.15) Change of use of agricultural building into stables, tack store and hay barn, to be used in conjunction with a new lunge area and proposed manege, use of field for equestrian purposes including riding and grazing.
Pending Determination

15/01508/FUL - (HOUSEHOLDER) Two storey extension with balcony and single storey rear extension (RESUBMISSION). Refused 21st September 2015.

Consultations

None

Representations:

Parish Council

- The Parish Council of Denmead raised an OBJECTION against the proposal and cited the following reasons: (a) The proposed extension by its bulk, an overall increase of 138.5 square metres, would have an overbearing impact on the street scene and change the rural nature of the area. (b) The proposed extension would not be subservient to the main building.

1 letter received objecting to the application for the following reasons:

- This proposal has a foot print 12.5% larger than previous applications
- Bulkier when viewed from the street scene.
- This proposal is out of character with this Hampshire Treasure.

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

- Yew Tree Cottage refers to as a 'large two storey detached house'. Since being extend by 50% about 25 years ago the house has successfully accommodated families of up to 6. So I wonder why it is no longer large enough for a family of 2?

12 letters of support received.

- Variety of properties in the street so will be in 'keeping with the area', as all properties are completely different and many having been built in completely different centuries.
- Several properties in the same street have recently had planning admission approved.
- A sympathetic extension which will fit in with the existing property.
- It is not overlooking another property and is behind a tall hedge so can barely be seen from the road.
- Plans will blend well with the current character of the cottage
- Property is screened by a hedgerow which would obscure the view from the road making the extension less prominent.
- Making an old property more energy efficient and sustainable
- The roofline will blend well with the existing roof lines.

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Relevant Planning Policy:

Winchester District Local Plan Review

DP3, CE23

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA 4, CP13

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Denmead Village Design Statement

Winchester High Quality Places SPD Part 8 Extensions

Other Planning guidance

Denmead Neighbourhood Plan

Planning Considerations

The site is situated in the countryside, and policy CE23 Winchester District Local Plan Review (WDLPR) provides for the replacement and extension of dwellings in the countryside provided that the extension does not significantly change the character of the existing dwelling or result in increased visual intrusion, by increased size and / or unsympathetic design. This proposal is now on balance considered to be in accordance policy CE23 and DP3 as in terms of its design, scale and layout, it can be considered to respond positively to the character, appearance and variety of the local environment. This property is not classed as a 'small dwelling' within the definition of the local plan policy CE.23 as the dwelling is over 120m² in floor area.

The recently adopted Winchester City Council High Quality Places Design Guide sets out key principles for achieving successful extensions to existing buildings in design terms. It sets out at para 8.4 that extensions are most successful when they are subservient to the host dwelling, setting down the ridge, and setting the extension back from the front elevation. Para 8.5 goes on to say extensions (particularly two-storey) should generally be proportionate with the scale of the existing house, and 8.6 states extensions should express the transition of the original building, and allow its original appearance to still be clearly discernible.

Design/layout

It is considered that the design does now reflect the character of the existing dwelling and marks an improvement to the previously refused extensions. The dwelling is linear and narrow in design and the extension follows this character. The depth of the two storey extension has been slightly reduced to achieve a successful transition from the original building through to the extension. The original dwelling consists of three main aspects with differing roof heights and the extension follows this, keeping below the adjoining roof height so that it can be considered subservient. The extension now bears relation to the design and proportions of the existing building, and the proposed fenestration is timber and of similar design and proportions to the existing dwellings. It is therefore considered that the design is acceptable.

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Impact on character of area and neighbouring property

It is not considered that the proposals would harm the amenity of neighbours by means of being overbearing or causing any overshadowing or materially harmful overlooking, as the extensions are not within close proximity to neighbouring properties.

The proposed balcony would not now allow for views across to the neighbour at Little Home Farm as it is to be positioned to the south east part of the extension.

Other Matters - Ecology

The agent has answered yes to one of the Biodiversity Checklist questions regarding bats, specifically as the dwelling is pre 1914 and tiled. The agent has provided a statement confirming the roof is in good condition and extensively used for domestic storage, so there is no evidence of bats within the existing dwellings roof. An Informative has therefore been added to inform the applicant of their legal duty for the protection of bats.

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.

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 extensions hereby permitted shall match those used in the existing building.

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

3 Development shall proceed in accordance with plan reference 04A.

Reason: To accord with the terms of the application.

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.

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

Winchester District Local Plan Review 2006: CE23 DP3

Winchester District Local Plan Part 1: MTRA4 CP13

Winchester District Local Plan Part 2: Development Management and Site Allocations
DM 3, DM14, DM15, DM22

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

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. All species of bat and their breeding sites or resting places (roosts) are protected under Regulation 41 of The Conservation of Habitats and Species Regulations 2010 and Section 9 of the Wildlife and Countryside Act 1981. It is an offence for anyone intentionally to kill, injure or handle a bat, to possess a bat (whether live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. Licences must be obtained from Natural England. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), or any other protected species are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Please return this form to the Case Officer: Mrs Anna Hebard

From: Denmead Parish Council

Case No: 16/00276/FUL

Closing Date for Comments: 17.3.2016

Location: Yew Tree Cottage, Ervills Road, Worlds End PO7 4QU
Proposal: (HOUSEHOLDER) Two storey rear extension.

Comments:

The Parish Council of Denmead raised an **OBJECTION** against the proposal and cited the following reasons: (a) The proposed extension by its bulk, an overall increase of 138.5 square metres, would have an overbearing impact on the street scene and change the rural nature of the area. (b) The proposed extension would not be subserviant to the main building.

Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Control if this section completed)

Should there be a conflict of views between Members comments and the Case Officer, Members would wish for this matter to go to the Development Control Committee.

Signed: *K W Andrews*

Date: 10th March 2016