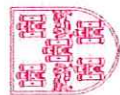
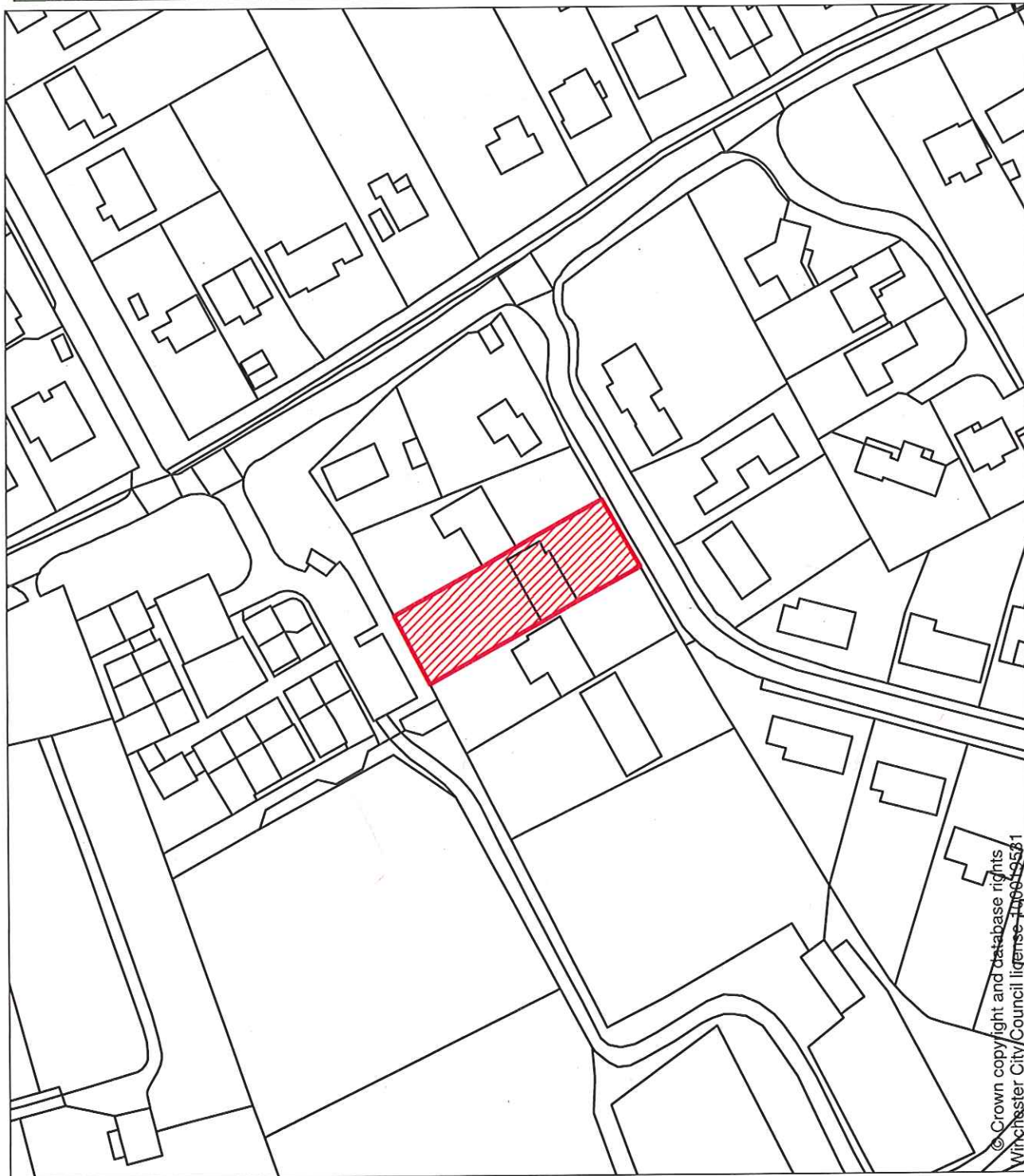


18 Rozelle Close, Littleton, Hampshire, SO22 6QP.

16/00982/FUL



Winchester  
City Council



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## Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	^Organisation
Department	^Department
Comments	^Comments
Date	26/07/2016
MSA Number	^MSA Number

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

**Item No:** 07  
**Case No:** 16/00982/FUL / WPP-05114196  
**Proposal Description:** Construction of a single storey rear extension with associated decking and pergola. Garage conversion with associated external alterations. Replacement and alterations to windows, external cladding materials and roof. Internal alterations.  
**Address:** 18 Rozelle Close Littleton SO22 6QP  
**Parish, or Ward if within Winchester City:** Littleton And Harestock  
**Applicants Name:** Mr & Mrs Ryan and Nicola Harris  
**Case Officer:** Vince Haines  
**Date Valid:** 5 May 2016  
**Site Factors:**

**Recommendation:** Application Permitted

**General Comments**

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

**Site Description**

The property the subject of this application is a 3 bedroom bungalow located in Rozelle Close, a development of similar properties. The property itself has not been altered or extended since but other properties in the close have been extended and altered in appearance over the years.

**Proposal**

The application relates to the erection of a single storey rear extension to create a new master bedroom with associated en-suite. The submitted plans also show a range of other changes which do not require planning permission, namely conversion of the existing garage to provide a TV room, the installation of an additional window in the north east side elevation, new fenestration and rendering/painting of brickwork, these elements are therefore not for consideration under this application.

**Relevant Planning History**

None

**Consultations**

Engineers: Highways: 'Whilst the garage is to be converted to living accommodation, if permitted adequate on site car parking will remain. In view of the above I have no highway objections.'

**Representations:**

Littleton and Harestock Parish Council

1. Loss of parking as a result of the garage conversion.
2. Changes to the appearance of the of the building are out of keeping with surrounding properties in the Close.

Letters received from 2 neighbours objecting to the application for the following reasons:

- One neighbour raised objection to overlooking and light pollution from as new window inserted onto the NE elevation. The applicant has amended the scheme



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

proposing the window to be non opening and obscure glazed. The objection now relates solely to light pollution..

- Both neighbours object to the changes to the external finishes proposed to the front elevation.

Officer Note : The insertion of a window at ground floor, conversion of the garage and changes to the external finish on the existing building do not require planning permission and are therefore not being considered under this application.

**Relevant Planning Policy:**

Winchester District Local Plan Review (WDLPR)

DP.3

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

DM15

Supplementary Planning Guidance:

High Quality Places SPD 2015

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Paragraph 14

**Planning Considerations**

This application relates to the erection of a single storey rear extension, decked area and insertion of a full height window on the north east elevation serving the converted garage. The extension will not result in an increase in bedrooms from the 3 currently existing. Changes to fenestration and external appearance of the building are permitted development and do not fall for consideration in determining this application.

Principle of development

An extension to a residential dwelling within the settlement boundary is acceptable in principle as long as compliant with the planning policies referred to above.

Design/layout

The proposed rear extension extends 3.9 metres out from the rear of the existing bungalow and is of a flat roof design enclosed by a parapet. The proposed finish will be grey painted brickwork.

Impact on character of area and neighbouring properties

The proposed rear extension does not project beyond the rear of the adjacent bungalow to the south west and will not lead to any overlooking or loss of light being experienced by that property. As the extension is within an enclosed rear garden there is no impact on the character of the area.

Highways/Parking

Whilst the Parish Council raise concern regarding loss of the garage (not part of this application) the extension will not result in any additional bedrooms and the Council's Highway Engineer raised no objection.

**Recommendation**

Application Permitted subject to the following condition(s)

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

**Conditions/Reasons**

01 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

02 The development hereby permitted shall be carried out only in accordance with following submitted plans received by the Local Planning Authority on the 5 May 2016: and 29 June 2016:

20161\_GAD\_100 A Ground Floor Plan as Proposed

0161\_GAD\_101 Roof Plan as Proposed

20161\_GAD\_121 A Rear and West Elevation as Proposed

20161\_GAD\_120\_B\_Front and East Elevation as Proposed

02 To ensure that the development is carried out only as approved by the Local Planning Authority

**Informatives**

01. 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.

02. 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.

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

Winchester District Local Plan Review (WDLPR)

DP.3

Winchester Local Plan Part 2

DM15

Supplementary Planning Guidance:

High Quality Places SPD 2015

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Paragraph 14



Please return this form to the Case Officer:		Vince Haines
From:	Littleton & Harestock Parish Council Parish Office The Hall Way Littleton Winchester SO22 6QL  Tel 01962 886507 email: littleton.harestockpc@btconnect.com	
Case No:	16/00982/FUL	
Location:	18 Rozelle Close, Littleton, SO22 6QP	
Proposal:	Construction of a single storey rear extension with associated decking and pergola. Garage conversion with associated external alterations. Replacement and alterations to windows, external cladding materials and roof. Internal alterations.	
LISTED BUILDING GRADE		
Comments:	The Council objects to this application, please see detail below.	
<b>Request for application to be considered by Committee:</b> (NB: Case Officer to forward form to Head of Planning Control if this section completed)		
The Parish Council objects to this application on the following grounds: 1. The conversion of the garage to living accommodation reduces the car parking space of the property. As the short access driveway is a <u>shared</u> driveway with number 19 Rozelle Close, there is not space for parking 2 cars in that area of the driveway belonging solely to the applicant's dwelling. The width of the shared access road, at the point of abutment with number 19 Rozelle Close, is not wide enough for two vehicles to pass each other. A hard-core dedicated car parking space/standing should be constructed to the west side of the front garden to provide sufficient car parking space for this dwelling, and to offset the loss of the garage car parking. 2. The external design and materials proposed are in conflict with and unsympathetic with all the existing dwellings in this Close. All the bungalows were designed and built at the same time with facing red brick, concrete roof tiles, traditional white timber mid-height window frames, and white doors. Due to the proposed frontage design and materials to be used, the external appearance of vertical wooden cladding, full height windows, slate roof tiles, dark wood windows and door, is not in keeping with, and severely detracts from the established distinctive character and appearance of all other 18 dwellings in Rozelle Close.		
		Chris Tee Parish Clerk
		Date: 11.02.16