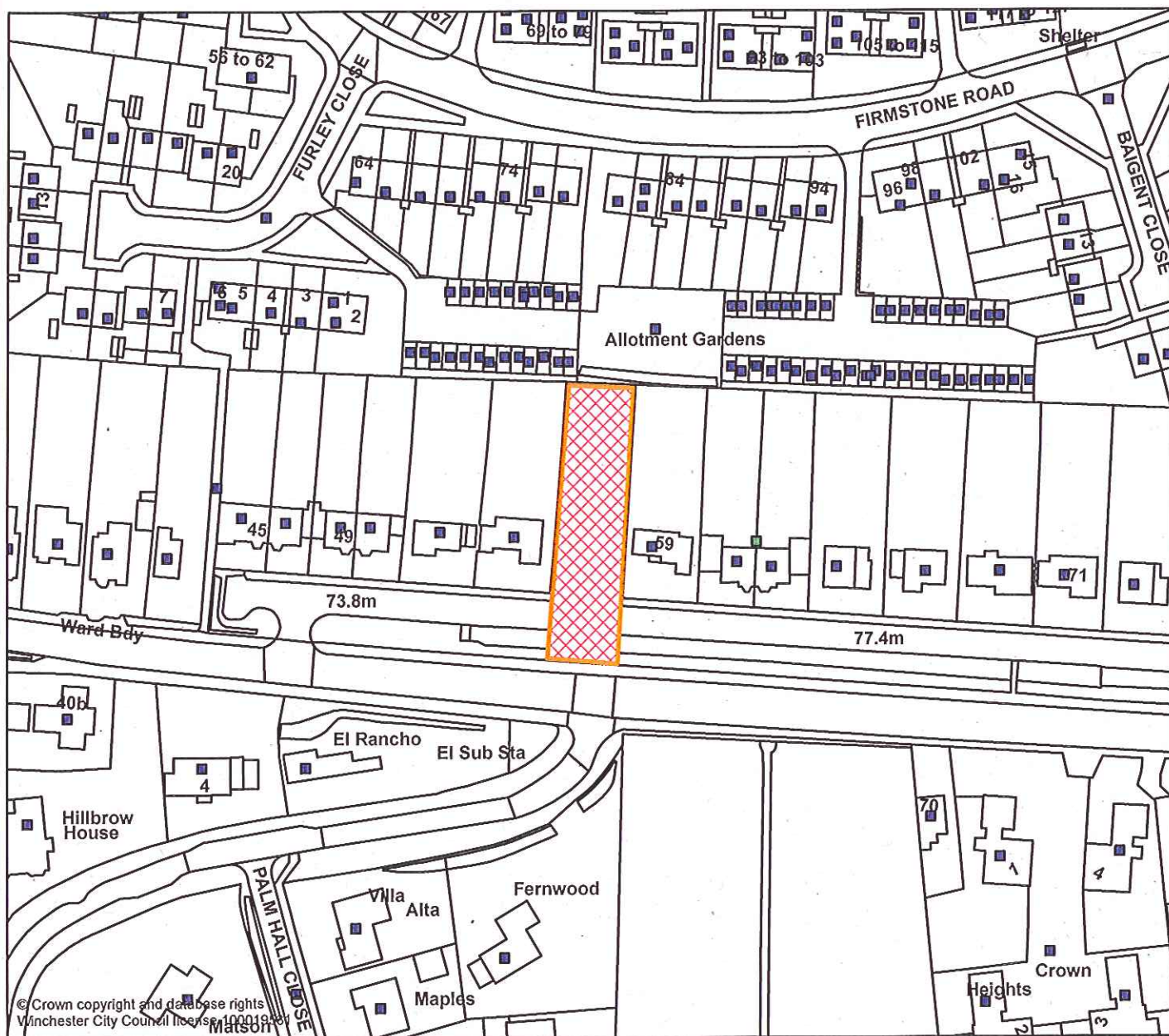


16/02931/FUL

57 Alresford Rd



**Winchester**  
City Council



**Legend**

**Scale:** 0 12.5 25 50 Meters

**Winchester City Council**  
City Offices  
Colebrook Street  
Winchester  
SO23 9LJ

**Tel. 01962 848 512**  
**website: [www.winchester.gov.uk](http://www.winchester.gov.uk)**

Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	20/12/2016
PSMA Number	100019531

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

**Item No:** 10  
**Case No:** 16/02931/HOU  
**Proposal Description:** Single storey rear extension with a concrete block platform for a terrace.  
**Address:** 57 Alresford Road Winchester Hampshire SO23 0LA  
**Parish, or Ward if within Winchester City:** St Bartholomew  
**Applicants Name:** Mr Mike Elks  
**Case Officer:** Marge Ballinger  
**Date Valid:** 2 November 2016  
**Site Factors:**

Article 4 Direction  
Civil Aviation  
Contaminated Land Consultation

**Recommendation:**

**General Comments**

This application is reported to Committee due to Councillor Nicki Elks' association with the proposal address – current residence.

**Site Description**

57 Alresford Road is a detached two-storey, 6-bedroom house on a substantial garden. Beyond the front elevation, the site has shared ownership of a small private lane that runs east-west off of the main road that provides parking for residents. There is also space for parking in front of the garage.

The rear elevation as existing has a concrete terrace running the length of the house but less than 2 metres in depth with steps leading down into the garden. The garden does have a slight slope headed from south to north.

The rear property boundary is edged with fencing, trees and shrubs. Small garden storage is present, but no other development exists on the site, other than the dwelling.

The street scene to both east and west consists of similar brick/tiled two-storey dwellings, all built on the north side of the lane.

**Proposal**

The proposal is to build a single-storey rear extension, along with a concrete block platform for a terrace. The size of the extension will be 3700m in depth, 6689m width, 3000m in height. The extension will be positioned off the existing kitchen (north elevation and east of centre). The materials used will be seamed zinc on the walls and roof, with doors and windows of aluminium.

(continued)

## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

Due to the garden's natural slope, a concrete block platform is needed to support the proposed extension, but will also provide a terrace area along the majority of the length of the house (12m approximately), creating another external dining space. The height of the terrace at ground level will be approximately 1 metre, so steps are also proposed.

### Relevant Planning History

N/A

### Consultations

#### Environmental Protection Officer – Contaminated Land

'Information held by this Service [via constraints search] suggests that land within the vicinity of this property was a cemetery. This is not considered to present any risk to the proposed development and as such this Service has no comments on this application.'

### Representations:

City of Winchester Trust: (no comment received as of report draft; publicity expiry 20 Dec)

### Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy  
Relevant policy as within Winchester Settlement  
WT1

Winchester District Local Plan Review 2006:  
Saved policy DP3

Supplementary Local Planning Guidance  
High Quality Places

### Planning Considerations

#### Principle of development

The proposal is within the settlement boundary of Winchester where the principle of extending an existing dwelling is acceptable providing it complies with the relevant policies.

#### Design/layout

The rear extension uses zinc and aluminium materials adding a contemporary design to a traditional brick/tiled dwelling. The modern approach to the design and its overall appearance is considered acceptable and is considered to add an interesting addition to the rear elevation of the building using quality, modern materials. The proposal is considered to comply with saved policy DP3 of the adopted WDLPR.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

Impact on character of area and neighbouring property

Dwellings in the street scene are primarily red brick with tiled roofs and the modern rear extension cannot be viewed from the public realm. As the extension remains single storey, with a high-level window to the east elevation, the proposal would not have an adverse impact on neighbouring amenities.

Landscape/Trees

Landscape and trees would not be affected by this proposal.

Highways/Parking

Existing parking and access will not be affected by this proposal.

**Recommendation**

Application permitted subject to the following conditions:

**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 development hereby permitted shall be those as detailed in section 10 (materials) of the associated application forms.

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

3. The development hereby approved shall be constructed in accordance with the following plans

Block and Location Plan PL01 dated October 2016

Proposed Plans and Elevations PL03 dated October 2016

Reason: In the interests of proper planning and for the avoidance of doubt.

**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, working with applicants and agents to achieve the best solution. To this end WCC:
  - offer a pre-application advice service and,
  - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.In this instance a site meeting was carried out with the applicant.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-  
Local Plan Part 1 - Joint Core Strategy: MTRA1,  
Winchester District Local Plan Review 2006: DP3
3. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.
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. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.  
For further advice, please refer to the Construction Code of Practice  
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>