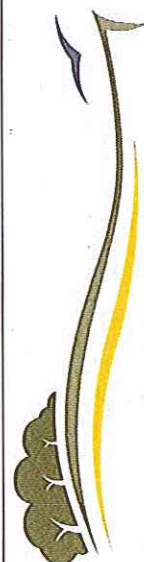


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South Downs
National Park Authority

Southbourne House, Chapel Road, Meonstoke, SO32 3NJ
SDNP/16/03318/HOUS

24/1/17

Scale: 1:1397

Item No: 06
Case No: SDNP/16/03318/HOUS
Proposal Description: Demolition of existing single-storey rear extension and garage.
Erection of two-storey rear extension and garage and alteration to driveway access arrangements. (Amended plan received 22.07.2016 amending driveway arrangements, Amended plans received 20.12.2016 including changes to the driveway arrangement and rear extension)
Address: Southbourne House, Chapel Road, Meonstoke, SO32 3NJ
Parish, or Ward if within Winchester City: Corhampton and Meonstoke
Applicants Name: R.Edsell, M.Edsell, S.Waite
Case Officer: Mrs Bev Harding-Rennie
Date Valid: 04 July 2016
Recommendation: That the application be approved.

Executive Summary

This application is reported to committee as a result of the number of objections received contrary to the officers recommendation.

1 Site Description

Southbourne House is a detached brick built dwelling with an attached garage. The property is set back from the road behind a flint wall. The dwelling sits within a large plot, laid to lawn, with trees to the front and rear. Also within the ownership of the applicants is an adjacent parcel of land situated to the east of the site.

2 Proposal

The application proposes a two storey rear extension, replacement/relocated garage and an extended access drive.

3 Relevant Planning History

85/01220/OLD - Erection of 2 storey extension and single storey side extension. WDN 7th May 1985.
85/01221/OLD - Erection of 2 storey rear extension and single storey side extension. PER 22nd July 1985.
94/00874/OLD - (AMENDED DESCRIPTION) Two storey rear extension. loggia and dormer windows to front and rear of dwelling, temporary barn and permanent barn to rear of dwelling. REF 14th June 1994.

4 Consultations

Nick Culhane Engine (Highways) Development

The Highways Engineer initially raised objection to the provision of an additional access and this element was removed from the site plan. The following comments have been received.

The proposal also includes a widening of the existing access which is acceptable from a highway point of view. If permitted, adequate car parking will be maintained, therefore I have no highway objections.

WCC Historic Environment Team

The Officer considered that the principle of extending the property would be acceptable as long as the proposals preserve or enhance the character of the Conservation Area. The Officer however raised concerns regarding the position of the garage, in the same plane as the existing front wall, the scale and appearance of the proposed two storey extension, the scale of the porch and the mix of fenestration. Concern was also raised regarding the parking area and the loss of part of the boundary wall.

Following the receipt of amended plans the following comments have been received.

The relevant historic environment consideration is the effect of the proposals on the character and appearance of the Meonstoke Conservation Area. Chapel Road comprises a mixture of historic and modern detached, semi-detached and terraced houses of a variety of sizes and in a variety of different sized plots. The nearest listed buildings to the site are Hales Farmhouse and Govers Cottage, which are around 150m to the north and east respectively.

Southbourne House is an early 20th century building and was probably constructed between 1900 and 1920. The house is constructed in brick under a slate roof and does not really make a positive contribution to the character of the Conservation Area. It sits in a slightly elevated position and is surrounded by a traditional brick and flint wall.

The current proposals will not be harmful to the character of the Conservation Area. The development was discussed during the consultation period and amendments made to lessen the visual impact of the proposals from the main public realm vantage points. The brick and flint boundary wall to the front of the property will be repaired and a new section built. Although the brick and flint wall will be slightly reduced in size, it will still be retained which will preserve the character of the Conservation Area.

In principle the Officer raises no objection in historic environment policy terms to the current proposals subject to the conditions.

Ecologist & Biodiversity Officer

Ecological surveys have been undertaken to assess the impacts of the proposals. The Andrew Quale Extended Phase 1 Ecological Survey of June 2016 contains recommendations which shall be adhered to. The subsequent Andrew Quale Phase 2 bat survey of October 2016 contains recommendations that shall be adhered to. The report states that there are Common Pipistrelle bats roosting within the building and the proposals are likely to impact upon them and therefore a European Protected Species Licence from Natural England will be required. Based on the mitigation strategy within the report (with the addition of basic information such as details on the location of bat boxes to be erected in trees and their long term status on site) it is believed that Natural England will grant a license. Additional biodiversity enhancement measures will always be favourable, and as suggested in the report, if the rodent issue is under control, bat usage of the building could increase, and therefore increased bat roosting opportunities would be suitable and in line with NPPF (118).

A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.

Winchester - Landscape Trees

Following the receipt of additional information the Officer has raised no objection to the application subject to the conditions.

Parish Council Consultee

No comments have been received

5 Representations

Letters of objection have been received from 12 separate households raising the following points:

- Loss of wall to the front to the detriment of the character of the area
- Conflict with the village design statement as a result of the loss of the wall
- Concern regarding the potential to provide an access for residential development to the rear
- Objection to residential development to the rear of the dwelling
- Access and garage should remain in the existing location
- Improvements and extension of house welcomed
- Impact of the size of the driveway and its position across the front of the house
- New build garage would be unnecessary and undesirable in the conservation area
- Only one access should be retained

Following the receipt of amended plans 5 letters of objection have been received raising the following additional points:

- Drive to the front will radically alter the visual appearance of the property
- Garage could be placed further to the rear retaining the current drive
- Partial replacement of the wall does not compensate for the loss of the wall
- Field gate illustrates intention to redevelop to the rear of the land

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Winchester District Local Plan Review (2006)** and the following additional plan(s):

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF - Conserving and enhancing the natural environment
- NPPF - Requiring good design
- NPPF - Conserving and enhancing the historic environment

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Winchester District Local Plan Review (2006)** are relevant to this application:

- DP3 - General Design Criteria
- CE23 - Extension and Replacement Dwellings
- HE5 - Conservation Areas - Development Criteria
- DP4 - Landscape and the Built Environment

The following policies of the **Winchester District Local Plan Part 1 Joint Core Strategy (2013)** are relevant to this application:

- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 9

The South Downs Local Plan: Preferred Options was approved for consultation by the National Park Authority on 16th July 2015 to go out for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 2nd September to 28th October 2015. The responses received are being considered by the Authority. The next stage in the plan preparation will be the publication and then submission of the Local Plan for independent examination. Until this time, the Preferred Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the National Planning Policy Framework, which confirms that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation the policies within the Preferred Options Local Plan are currently afforded limited weight and are not relied upon in the consideration of this application.

8 Planning Assessment

Principle of development

The site of the proposed development is located in an area which is designated as countryside where the proposal is subject to policy CE23. The existing property however has a floor area greater than 120 square metres so the size restrictions which relate to this policy do not apply.

Notwithstanding the above, policy CE23 permits extensions to dwellings within the countryside provided that they do not significantly change the character of the existing dwelling or result in increased visual intrusion by increased size and or unsympathetic design.

Concern was initially raised regarding the form and scale of the extension, the size of the porch and the position of the garage. Concern was also raised regarding the large parking and turning area and the loss of the flint wall. Amended plans have been received setting back the garage and amending the porch and fenestration. The extension has been reduced and the roof pitch re-orientated. The driveway has also been reduced in size and an additional/replacement section of wall has been added.

Design, scale and impact on the character of the area

The application proposes a two storey extension to the rear of the dwelling, replacing the existing single storey extensions. The extension has been amended and reduced in scale and has been set back and down from the side elevations and the ridge. The roof form has been reoriented to provide three gables which serves to further reduce the mass of the proposal and the amended plans also show a modest reduction in the depth of the extension. Given the amendments the proposed development is considered to appear appropriate in scale for the size of the dwelling and its curtilage.

The extension will be constructed of brick with a slate roof and vertical timber cladding to the first floor. The materials are considered to be sympathetic to the character of the dwelling whilst serving to mark the extension as an addition.

The windows of the existing dwelling and the proposed extension have been amended and the fenestration throughout will be dark grey aluminium, which is considered to result in a more cohesive form of development. The replacement porch has been reduced in scale to replicate the existing and is also considered to be acceptable.

The repositioning of the garage and the amendment to set the proposal back from the principle elevation is considered to be acceptable and the proposed garage is considered to be appropriate in scale and design. The amended plans also show a reduction in the size of the driveway area with a larger portion of the front garden to be retained.

The dwelling and the proposed extensions are set back from the road and the footpath to the north east and the proposal as amended is considered to be appropriate in scale and design as to not result in detrimental impact to the character of the dwelling or the wider conservation area and is not considered to conflict with the purposes of the South Downs National Park.

The amendments to the driveway and replacement garage result in the loss of part of the existing boundary wall. Part of the Corehampton and Meonstoke Village Design Statement states that existing flint and brick boundary walls should be retained and it is acknowledged that boundary walls are a feature of the area. Objection was initially raised to the loss of this section of boundary wall however amended plans have been received to show a replacement section which curves around the new driveway. Given the flint wall to be retained and repaired as well as the partial replacement, this element of the proposal is on balance considered to be acceptable and in accordance with the advice of

the Conservation Officer is not considered to result in a detrimental impact to the conservation area.

Impact on Neighbours

The proposed two storey extension is set back from both side boundaries with a distance of approximately 10 metres to the boundary with Green Villa and 7.1 metres to 1 Southbourne Cottages.

The proposed replacement garage is relocated adjacent to the boundary with Green Villa, set back by approximately 3.5 metres and approximately 6.5 metres from the dwelling. The garage is single storey in height with a ridge of 4.7 metres and eaves of 2.2 metres.

Given the scale of the proposals, the distance retained to the adjacent dwellings, as well as the existing built form, orientation and relative position, the proposed development is not considered to result in a detrimental impact to neighbour amenity by way of being overbearing or overshadowing.

Two Juliet balconies are proposed to the rear, facing the garden of the dwelling with no external platform and there are two bathroom windows proposed to the first floor side elevations, as well a secondary bedroom window. Given the proximity to the boundary with the neighbouring dwellings, the first floor side windows have been conditioned to be obscurely glazed and on this basis the proposed development is not considered to result in a detrimental impact to neighbour amenity.

Other matters

Whilst the concerns regarding the repositioning of the garage and the resultant access to the rear of the property are noted, the proposed changes are considered to be acceptable in design terms and any future applications on this site will be considered on their own merits and fall outside of the scope of this application.

Several of the representation letters received refer to a refused application at Mill Cottage (07/03202/FUL) which involved the loss of part of the boundary wall and note that there were objections to the loss of the wall in this case. The application was refused for highway safety reasons and as a result of the potential impact to protected trees. The application was dismissed at Appeal however the Appeal Inspector made the following comments in respect of the wall.

The wall on the highway frontage of the site is an attractive brick and flint structure typical of many similar walls in the village. Many local residents are concerned about the effect of breaching this to provide the proposed access. However, only a relatively small gap would be created at the far southern end of the wall. This would leave the majority of it being retained in its present form. This aspect of the proposed development would therefore preserve the character or appearance of the Conservation Area.

9 Conclusion

The application as amended is therefore considered to be acceptable and is recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be approved for the reasons and subject to the conditions set out below.

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)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby approved shall be carried out in accordance with the recommendations set out in the submitted Andrew Quale Phase 1 Ecological Survey of June 2016 and the Phase 2 bat survey of October 2016

Reason: In accordance with NPPF (118) to ensure appropriate protection of protected species.

4. The first floor windows in the east and west elevations hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties.

5. Samples of external materials shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved samples.

Reason: To prevent harm to the special character and appearance of the Conservation Area.

6. Details of the surface materials for the proposed access/hardstanding shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved samples.

Reason: To prevent harm to the special character and appearance of the Conservation Area.

7. A sample panel of the new brick and flint work and pointing shall be provided on site and the specification approved in writing by the Local Planning Authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed.

Reason: To prevent harm to the special character and appearance of the Conservation Area.

8. Details of all new windows shall be submitted in advance and approved in writing by the Local Planning Authority to ensure materials, dimensions and profiles are appropriate to the Conservation Area.

Reason: To prevent harm to the special character and appearance of the Conservation Area.

9. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-

KC/southbourne/001 written by Kevin Cloud of Technical Arboriculture Ltd, dated October 2016 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity

10. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with AIA/AMS-KC/southbourne/001 written by Kevin Cloud of Technical Arboriculture Ltd, dated October 2016. Telephone 01962 848210

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity

11. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848210

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity

12. No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/southbourne/001 written by Kevin Cloud of Technical Arboriculture Ltd, dated October 2016.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity

13. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/southbourne/001 written by Kevin Cloud of Technical Arboriculture Ltd, dated October 2016 shall be agreed in writing with the Local Planning Authority.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity

14. No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity

15. A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the Local Planning Authority tree officer.

Reason: to ensure protection and long term viability of retained trees and to minimise impact of construction activity

11. Crime and Disorder Implications

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The concerns regarding the submitted application were discussed with the agent and amended plans have been received.

15. Informatives

1. A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.
2. 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.
3. 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.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - SITE PLAN EXISTING AND PROPOSED (AMENDED)	1517_03	E	20.12.2017	Approved
Plans - PROPOSED ELEVATIONS	1517_08	C	20.12.2017	Approved
Plans - PROPOSED ELEVATIONS	1517_09	C	20.12.2017	Approved
Plans - PROPOSED FLOOR PLANS	1517_05	C	20.12.2017	Approved
Plans - LOCATION PLAN	1517_01		01.07.2016	Approved
Plans - PROPOSED BLOCK PLAN	1517_02		01.07.2016	Approved
Plans - EXISTING & PROPOSED SITE PLANS	1517_03		01.07.2016	Superseded
Plans - EXISTING FLOOR PLANS	1517_04		01.07.2016	Approved
Plans - PROPOSED FLOOR PLANS	1517_05		01.07.2016	Superseded
Plans - EXISTING FRONT & REAR ELEVATIONS	1517_06		01.07.2016	Approved
Plans - EXISTING SIDE ELEVATIONS	1517_07		01.07.2016	Approved
Plans - PROPOSED FRONT & REAR ELEVATIONS	1517_08		01.07.2016	Superseded
Plans - PROPOSED SIDE ELEVATIONS	1517_09		01.07.2016	Superseded
Plans - SITE PLAN EXISTING AND PROPOSED (AMENDED)	1517_03	A	22.07.2016	Superseded

Reasons: For the avoidance of doubt and in the interests of proper planning.