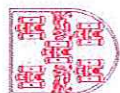
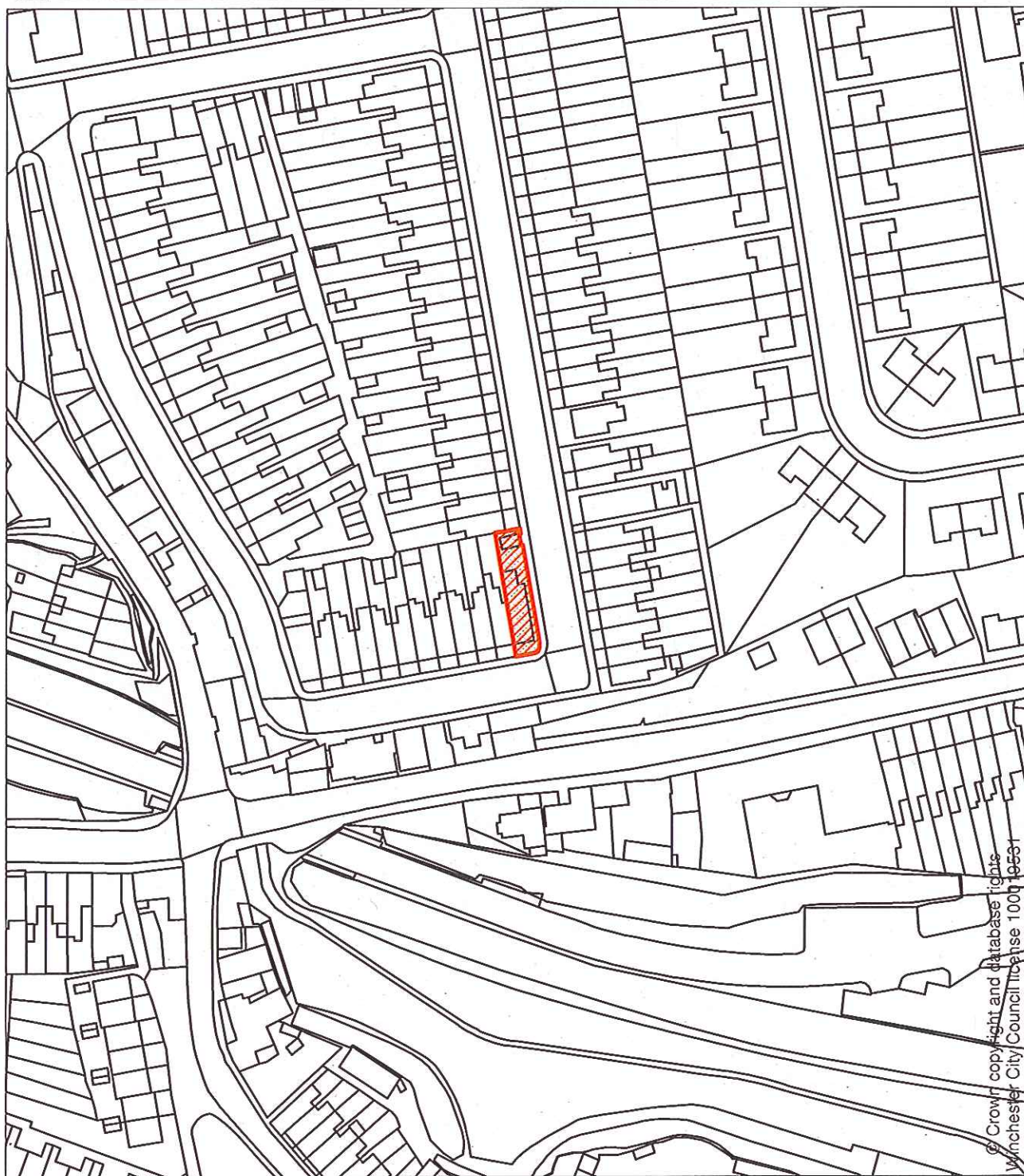


1 Cathedral View, Winchester, SO23 0PR

16/03061/HOU



Winchester  
City Council



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## Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	Winchester City Council
Department	Winchester GIS
Comments	1-1250
Date	23/01/2017
PSMA Number	100019531



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**Item No:** 03  
**Case No:** 16/03061/HOU  
**Proposal Description:** Replacement rear single-storey extension and garage building  
**Address:** 1 Cathedral View Winchester SO23 0PR  
**Parish, or Ward if within Winchester City:** St Michael  
**Applicants Name:** Mr & Mrs Edward Perkins  
**Case Officer:** Verity Osmond  
**Date Valid:** 14 November 2016  
**Site Factors:**

**Recommendation:** Approval

**General Comments**

This application is reported to Committee as the applicant works for Winchester City Council.

**Site Description**

The application site is an end of terraced property located on the corner of Cathedral View and St Catherine's Road. The property is traditional in appearance, finished in facing brickwork with a natural slate roof, timber sash windows and timber doors.

The surrounding area is primarily residential and characterised by terraces of Victorian properties; single storey rear extensions are a common addition to many of the surrounding properties.

The property has previously been extended by way of a single storey extension; this is currently set one step above the main accommodation to the dwelling house. This results in the property being stepped up to the rear and to the garden.

There is also a detached single garage located to the rear of the garden and this is accessed by St Catherine's Road. There is currently a 0.8m gap between the eastern external wall of the existing garage and the neighbouring property at Number 1 St Catherine's Road.

The boundary with St Catherine's Road is comprised of a brick wall and mature hedge; this boundary is effective in screening the current rear extension and amenity space.

**Proposal**

The proposal seeks to replace the existing single storey rear extension and detached garage and erect a new single storey extension that links both these structures in one single extension. This will provide an improved living space for the applicant by creating a new kitchen extension which will open out onto the existing courtyard garden. The existing garage will be replaced and constructed up to the boundary with 1 St Catherine's Road,

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this will be used to store garden and children's play equipment and will be used in part as a home office.

The proposed extension is single storey in height and shall be set lower than the current rear extension by 220mm. This will mean that the ground floor of the proposed extension will be at the same level as the original dwelling house, reducing the height of the proposed development.

**Relevant Planning History**

None Relevant

**Consultations**

No consultations undertaken

**Representations:**

City of Winchester Trust:

The Trust has made comments neither supporting nor objecting to the planning application.

There have been no representations neither supporting nor objecting to the application.

**Relevant Planning Policy:**

Winchester District Local Plan Review:

Policy DP3

Winchester District Local Plan Part 2 (Emerging):

Policy DM15

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places SPD

**Planning Considerations**



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**Principle of development**

The site is situated within the settlement boundary of Winchester, where the principle of residential development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

The application site is not located within a conservation area and is not a listed building. The relevant policies in this instance are DP3 of WDLPR, DM15 of WDLPP 2016 and the High Quality Places SPD.

**Design/layout**

The proposal has been designed to provide an improved arrangement of open plan living space to the rear ground floor with a new kitchen extension with casual dining area, which opens out onto the existing, secure courtyard garden. The extension will also provide space for a laundry area, cloakroom and home office/study which also looks out onto the courtyard garden.

The proposed extension and garage will be single storey in height, it has been designed with a flat roof in order to minimise visual impact. The proposed extension will follow the reveal of the existing rear window on the ground floor back to the northern end of the existing garage. It has been designed at this diagonal angle in order to retain a comfortable rear amenity space and also to reduce the mass of the development.

In designing the external elements and materials of the proposed extension, consideration has been given to apply fenestration that will minimise the apparent bulk of the work, making it appear more open. The southern elevation will be comprised of glass, and the garage will be enlarged in facing brick to match the existing property. The materials used will recognise that the extensions are new and contemporary additions to an older property.

**Impact on character of area and neighbouring property**

There is no increase in the height of the proposed and it will be constructed with a flat roof in order to minimise visual and overbearing impact to the neighbouring properties. The development will be set 220mm lower than the existing extension.

There are no proposed windows on the northern and eastern walls of the development; therefore there is no potential for overlooking to the neighbouring properties at Number 2 Cathedral View and Number 1 St Catherine's Road.

The proposed garage will be constructed up to the boundary with Number 1 St Catherine's Road, there is currently a 0.8 metre gap between these two properties – it is currently an unattractive space comprised of unmaintained vegetation and litter. Constructing the garage up to this boundary will improve the street scene on St Catherine's Road.

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Sun path diagrams have been submitted as part of the application in order to assess the levels of overshadowing. The proposed shadow cast at midday in June is not significantly greater than that cast by the existing; there is still an acceptable amount of rear garden amenity that will benefit from sunlight.

The existing shadow in March and September currently occupies a large amount of the rear neighbouring amenity space. The proposed shadow is slightly greater than the existing, but this is still unlikely to cause significant harm as the usable amenity space for the neighbouring property is to the north rather than along the southern boundary with 1 Cathedral View.

The current extension is well screened by the existing wall and hedge which forms the southern boundary. As the proposed extension is set down and lower than the existing extension, the visual impact on St Catherine's Road will be minimal. The proposed development will not be visually intrusive and is sympathetic to character of the surrounding area.

In conclusion, the proposal will result in a single-storey extension which is congruous in its immediate setting amongst the rear gardens. As such it is considered that the proposal will not have an adverse or material impact on the character and appearance of the area as a whole so as to be able to sustain a reason for refusal on these grounds. Therefore, the proposal is recommended for approval.

**Recommendation: Approval**

subject to the following condition(s):

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

**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 development hereby approved shall be constructed in accordance with the following plans:

Proposed Floor Plans and Roof Plan Oct 2016 Drawing No. 1612/PL/02

Site Location Plan Drawing Oct 2016 No.1612/PL/01

Proposed Elevations Oct 2016 Drawing No. 1612/PL/03

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



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3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 11 (materials) of the associated application forms.

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

4. The existing hedge that forms the boundary with St Catherine's Road shall be maintained at the existing height and retained in perpetuity.

Reason: To reduce the visual impact of the development and to protect the character and appearance of the surrounding area.

**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.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-  
Winchester District (WD) Local Plan Review: DP.3  
WD Local Plan Part 2 (emerging): DM15  
WD High Quality Places Supplementary Planning Document
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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.  
-In this instance a site visit was carried out with the applicant and the agent.
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.

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- 6 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 on this please refer the Construction Code of Practice  
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>