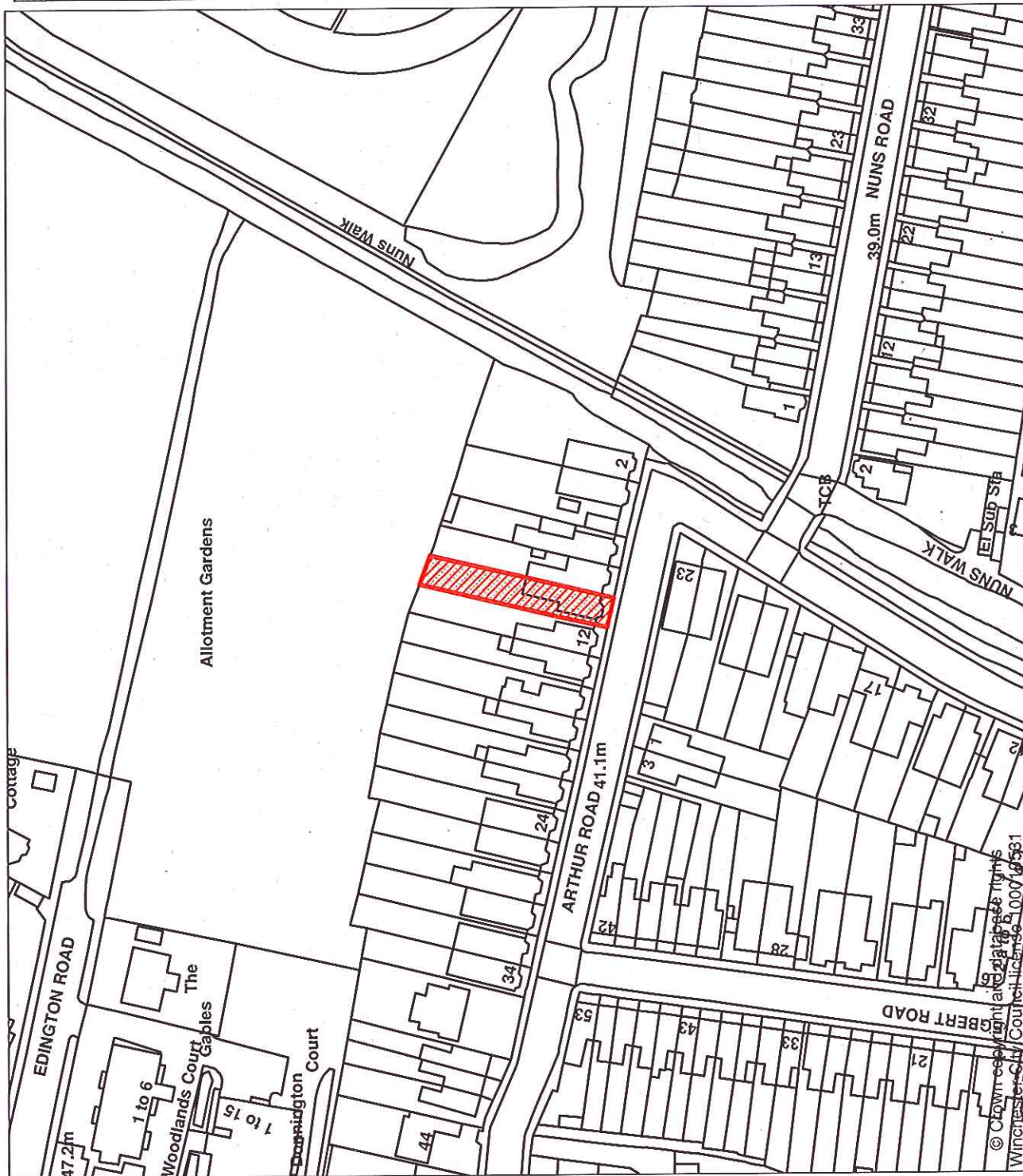


10 Arthur Road, Winchester, SO23 7EA

17/00408/HOU



Winchester
City Council



Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:1250
Date	10/04/2017
PSMA Number	100019531

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA**

Item No: 08
Case No: 17/00408/HOU
Proposal Description: Remodelling of existing ground floor rear and side extension as granted (16/00889/FUL). First floor side extension.
Address: 10 Arthur Road Winchester Hampshire SO23 7EA
Parish, or Ward if within Winchester City: St Bartholomew
Applicants Name: Mr Harvey Sandercock
Case Officer: Verity Osmond
Date Valid: 16 February 2017
Site Factors: Winchester Conservation Area
Article 4 Direction

Recommendation: Approval

General Comments

This application is reported to Committee at the request of Ward Councillor Nicki Elks, whose request is appended in full to this report.

Amended plans have been submitted with this application showing the removal of a first floor window on the southern elevation of the proposed first floor extension.

Site Description

The application site is located on the northern side of Arthur Road, within the Winchester Conservation Area. The area is defined by rows of nineteenth century semi detached houses with the majority being undeveloped on the principal elevation. A number of these houses have been extended to the rear by way of single and two storey extensions; there are also a variety of loft conversions of different designs.

The application site is located on the end of a three terraced row of properties; the property is separated from the neighbouring property at number 12 by a side path on its western elevation. To rear of the application site are Allotment Gardens and the Abbots Barton Development beyond. Access to the property is from Arthur Road and there is on street parking available.

Proposal

The application seeks to remodel the existing ground floor rear and side extension as granted for application (16/00889/FUL) and construct a first floor side extension to the rear of the property.

The permitted ground floor extension (16/00889/FUL) remains largely unchanged in this submitted application, the proposed first floor extension is a new addition.

Relevant Planning History

- 01/00427/FUL Permitted 03/05/01– Single storey rear extension
- 16/00889/FUL Permitted 22/06/16– Remodelling of existing rear and side

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- extension
- 17/00371/NMA Permitted 10/03/17– Adjustment to ground floor window proportions and additional windows to west elevation.

Consultations

No consultations undertaken

Representations:

City of Winchester Trust:

- No comments received

2 letters received objecting to the application for the following reasons:

1. Occupier of Number 12 Arthur Road:
 - Overlooking and loss of privacy
 - Scale of development
 - Loss of light and overshadowing to windows

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

- Concerns that development will reduce value of neighbouring property
- 'Right to Light' based on the 1832 Prescription Act

2. Occupier of Number 8 Arthur Road:
 - Increase in housing density
 - Reduced privacy and visual impact on rear garden

Relevant Planning Policy:

Winchester Local Plan Part 2 (Adopted)
Policies: DM15, DM16, DM17 and DM27

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
High Quality Places SPD

Planning Considerations

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

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with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Design/layout

The rationale behind the development is to create a larger rear bedroom on the first floor by extending it over the ground floor extension. The first floor bedroom is the same depth as the existing bedroom, creating a section of single storey extension between the first floor extension and the main property, which offers relief in the built form of the property and prevents a continuous two storey elevation along the length of the western side elevation.

The retention of the single storey section between the extension and the original property will allow natural light to reach some of the ground floor rooms. The extension has been designed using materials that are in keeping with the original house and will not look incongruous with the original property or the surrounding area.

The development has been set back from the western boundary in order to reduce any neighbouring impact; it will be set 0.8m from the boundary and 4.3 metres from this neighbouring property.

Impact on character of area and neighbouring property

The proposed development is to the rear of the property and is unlikely to be visible from Arthur Road. The development will be visible from the Allotments to the rear of the property and from the neighbouring properties to the east and the west of the application site. Given the discreet setting of the development, it is unlikely to have any harmful visual impact on the Conservation Area.

The first floor extension will not extend further than the existing rear wall of the property and will not extend further to the west on the side elevation than the existing. The first floor extension is the same depth as the existing bedroom and as the ridge height is lower than that of the main property, it will remain subservient.

Concerns have been raised in relation to impact on the neighbouring property (Number 12) to the west of the application site. There is a concern that the proposed development will result in increased overlooking and loss of privacy.

In response to this, the first floor window on the southern elevation of the proposed first floor extension has been removed in order to prevent overlooking to the first floor neighbouring windows. The ground floor windows are at a low level and will be obscured glazed to prevent any harmful overlooking; this side elevation will also be well screened by the existing boundary.

Concerns have also been raised in relation to loss of light to Number 12. This property is to the west of the application site and is already screened to the east by the existing two storey property on the application site. As the proposed first floor extension does not extend further than the two storey rear wall of the existing property, it is unlikely to cause any additional loss of light or harmful overshadowing to the neighbouring property at Number 12.

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As the first floor extension is in line with rear wall of the existing property, it is unlikely to have any significant impact on the neighbouring property to Number 8 to the east of the application site. The ground floor rear extension (permitted at 16/00889/FUL) is unlikely to have an overbearing impact on neighbouring amenity as it is single storey in height and does not propose any windows on its side elevations. The proposed development will not have a significant overshadowing, overbearing or overlooking impact on neighbouring amenity.

In conclusion, the proposal will result in a first floor and single storey extension which is appropriate to the immediate setting of the rear garden and would not lead to an adverse impact on neighbouring residential amenity. 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 or on residential amenity 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):

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 Ground and First Floor Plans Drawing no: 15AR_GA_005G

Proposed Elevations Drawing no: 15AR_GA_006G

Existing and Proposed Roof Plans Drawing no: 15AR_GA-A007B

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

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 the existing.

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

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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:-
WD Local Plan Part 2 (adopted) DM15, DM16, DM17 and DM27
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.
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 101Monday 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 Q 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. 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>

From: Nicki Elks <nickielks@gmail.com>
Sent: 06 April 2017 10:58
To: Verity Osmond
Cc: Dominic Hiscock; Alice Kettle
Subject: 10 Arthur Road

Dear Verity

I would like to ask that the planning application for the above property be taken to committee to make a decision. I am sure that you will have received, by now, the objection by a resident to this application and I will be at the committee to support this objection.

Could you please keep me informed about any developments to do with this application. For example, have you had the revised plans yet?

Thank you very much,

Best wishes

Nicki Elks
Ward Councillor - St Bartholmew's
01962 853277