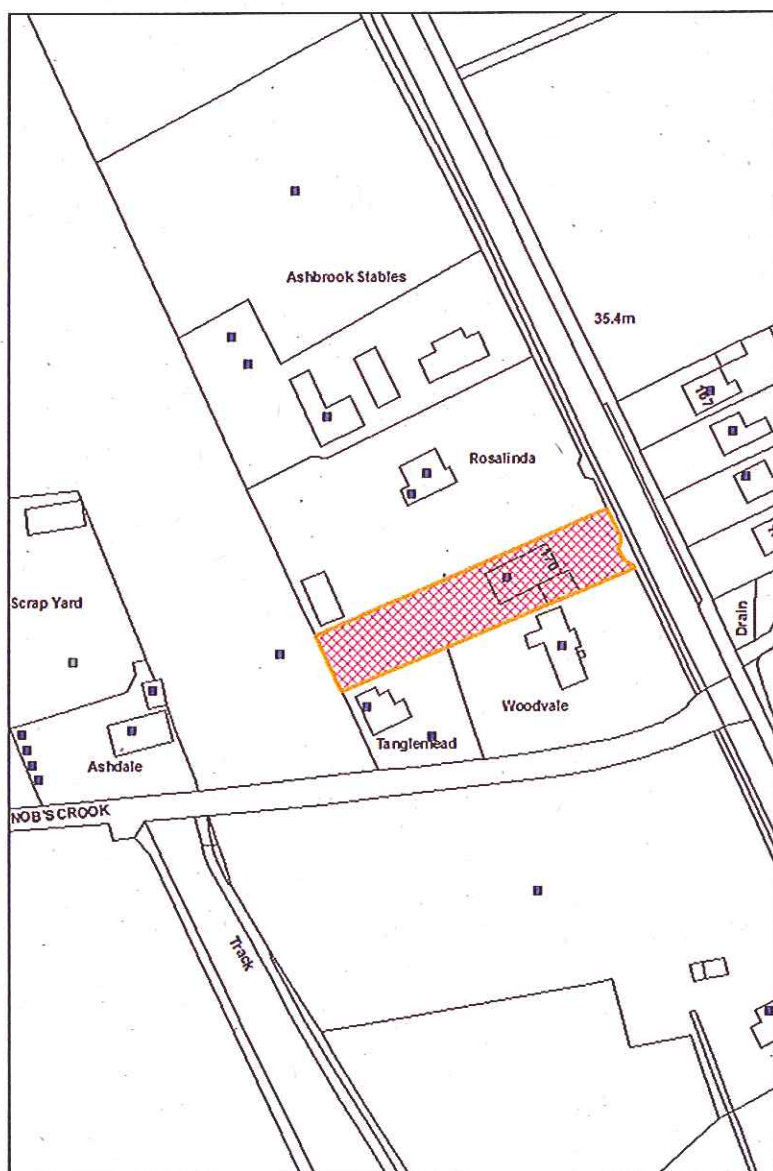


Item No: 05
Case No: 17/02350/HOU
Proposal Description: Two storey side and rear extension, first floor extension, internal alterations.
Address: Brown Eaves 170 Main Road Colden Common SO21 1TJ
Parish, or Ward if within Winchester City: Colden Common
Applicants Name: J Ratcliffe
Case Officer: Liz Marsden
Date Valid: 14 September 2017
Site Factors:

Civil Aviation
CIL Zones for Winchester City Council
Southern Water Operational Area
Permission

Recommendation:



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Case No: 17/02350/HOU

General Comments

The application is reported to Committee due to the number of comments received contrary to the officer recommendation

Amended plans have been received which have reduced the width of the proposed first floor balcony to the rear of the house, so that it no longer extends across the full width of the house.

The application is a resubmission following the refusal of a previous proposal in June on the grounds that the scale and mass of the dwelling would be harmful to the character and appearance of the area. The revised submission has reduced the overall width and height of the dwelling.

Site Description

The site is an area of around 0.13ha, located in the open countryside to the south of Colden Common and to the west of Main Road. It is a level area which, at present contains a dilapidated dwelling, which has been reduced to a single storey by removing the pitched roof, a double garage set between the dwelling and the road and a single storey building located towards the rear boundary. This building is the subject of a separate application. There is also a recently constructed wooden structure to the rear of the dwelling.

The area in the immediate vicinity of the site is characterised by detached dwellings of a variety of designs, with those to the east of the road being predominantly single storey. The nearest properties are Woodvale and Tanglemead to the south of the site, both 'chalet' type dwellings with rooms in the roof, and Rosalinda to the north. There is a small industrial estate along Nob's Crook to the south west of the site and a scrap yard located to the west. Despite these features and the busy main road, the area as a whole is rural in character due to the mature trees along the road frontage and to the rear of the site.

Proposal

The proposal is to extend the dwelling to the rear and increase the area of habitable accommodation at first floor level by raising the eaves levels and roof height. The former garage that was attached to the side and front of the property has been removed and a two storey extension is proposed towards the rear. A balcony / terrace extends at first floor level across two thirds of the width of the rear of the dwelling. This will have obscure glazed panels to a height of 1.8m high to both sides.

The principle differences between the current proposal and the previous application are:

- Reduction in the overall ridge height by 0.5m from 8.4m to 7.9m, around 1m higher than the existing roof.
- The reduction in the overall width of the building at its widest point from 14m to 12m.
- Decreasing the size of the extension to the front of the property, so that the gable end is in line with the existing frontage.
- A commensurate increase in the extension to the rear of the property.

- The reduction in the size of the balcony so that it no longer extends the full width of the building and is drawn further from the southern boundary.
- The removal of any potential of obtaining vehicular access to the rear of the dwelling, by changing the formerly proposed garage to living accommodation.

Relevant Planning History

17/00597/FUL – Replacement dwelling and annexe – Refused at Committee 28.06.2017

'The replacement dwelling proposed is substantially larger than the one it replaces and by reason of its scale, mass and size is contrary to Policy DM16, DM17 and DM23 of Winchester District Local Plan Part 2 and is therefore harmful to the character and appearance of the area.'

4/03130/FUL – Demolish existing garage and porch and preplace with two-storey side/front extension and porch; erection of new double garage and replacement of flat roof to existing dormer to south elevation with pitched roof. – Permitted 24.01.2005

74/00168/OLD – Erection of two-storey extension and adjoining garage
– Permitted 14.08.1974

Consultations

Engineers: Highways:

No objection raised to previous similar application

Southern Water:

No objection raised to previous similar application

Representations:

Colden Common Parish Council

- Plans incorrect and show incorrect position of Tanglemead
- Balcony to rear overlooks neighbouring garden
- Replacement dwelling substantially larger than the one it replaces and is harmful to the character and appearance of the area.

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

- Loss of visual amenity
- Impact on wildlife
- Noise pollution during construction
- Impact of construction traffic on road users
- Inappropriate design for this narrow plot
- Considerably over 25% increase to the size of a small dwelling and would set a precedent
- The size and design of the building will dominate the plot and overshadow the bungalows in the area.
- Too much glazing in the rear elevation will result in light pollution
- Information provided is inaccurate
- Overlooking and loss of privacy to neighbours
- Overbearing impact
- Mature trees have been removed and no landscaping shown to replace them

Case No: 17/02350/HOU

- Over-development of the site

5 letters of support received.

- The proposal is a considerable improvement on the existing derelict property which has become an eyesore
- Not out of keeping with the character of the area
- Will enhance the appearance of the area.

Relevant Planning Policy:

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

DS1: Development Strategy and Principles;
 CP13: High Quality Design;
 CP14: The Effective Use of Land;
 CP17: Flooding;
 CP20: Heritage and Landscape Character;
 MTRA 4: Development in the Countryside;

The Winchester District Local Plan Part 2 - Development Management and Site Allocations Development Plan Document (LPP2);

DM1: Location of New Development;
 DM3: Small Dwellings in the Countryside;
 DM14: Local Distinctiveness;
 DM15: Site Design Criteria;
 DM16: Site Development Principles;
 DM17: Access and Parking;
 DM22: Rural character;

Supplementary Planning Documents;

Winchester District High Quality Places SPD, 2015;
 Winchester District Residential Parking Standards SPD, 2009;
 Colden Common Village Design Statement;

Planning Considerations

Principle of development

The property is located in the countryside, outside the settlement boundary of Colden Common where the replacement or extension of existing dwellings is generally acceptable. In this case, whilst the dwelling on site is in a state of disrepair, it has been demonstrated that there is an intention to renovate and extend the building to a habitable condition. Furthermore, there is an extant planning consent (4/03130/FUL), which has been lawfully commenced and is capable of being completed. The residential use of the site and an extension of the existing dwelling are therefore established.

Policy DM3 of LPP2 relates to small dwellings in the countryside and seeks to retain smaller properties by restricting the size of extensions/ replacements of dwellings with a gross external floorspace of up to 120sq.m on the date of the adoption of the Plan (April 2017) or as originally constructed – whichever is the later. In this case, whilst the original

Case No: 17/02350/HOU

dwelling may have been under the 120 sq.m threshold, the permission granted in 1974 (74/00168/OLD), more than doubled its size to around 170sq.m in total floor area. The subsequent permission in 2005 allowed a further increase in size to a total of 256sq.m and it is not therefore considered that Policy DM3 is applicable in this case and the proposal must be considered in the light of its overall impact on the character and appearance of the surrounding area and neighbour amenity.

Design/layout

The applicants have sought to address the previous reason for refusal by the reduction in the overall height and bulk of the building, which is now 0.5m lower and 2m narrower than the previous proposal for a replacement dwelling. The proposal retains the existing building line at the front of the site, extending the property back into the garden by around 3m at ground floor level and 5.5m at first floor level. The side extension is set towards the rear of the building, which, together with the fully pitched roof and lower ridge height than the main part of the house, will reduce its impact in views from the road. The resultant building will provide more usable accommodation in the roofspace, without having a significant visual impact.

The material are a combination of brick, render walls with a tiled roof, which reflect the characteristics of the surrounding properties, including the existing building which was rendered.

Impact on character of area

There are currently very limited views of the dwelling from public vantage points, due in part to the height of the double garage, wall/fence and gate along the frontage of the site and also because the removal of the roof of the property has been removed. The extension to the property will result in a ridgeline a metre higher than the original dwelling, together with a gable end, rather than a fully pitched roof and will be visible from the road. However, the building is set back some 16m back from the road and despite the increase in height it is not considered that it will be unduly intrusive or adversely affect the character and appearance of the area. Furthermore, the previous consent (4/03130/FUL), which is still capable of being implemented, although retaining the original roof height, extended the first floor level across the garage to the side, creating a wider frontage to the building. The current proposal sets the side extension towards the rear of the property where it will be less apparent from the road. Longer views from north and south along the road are restricted due to intervening trees along the frontages of neighbouring properties.

The comment has been made that the proposal is an inappropriate design for the area and it is recognised that the properties to the east of the road are predominantly single storey. However, to the west, the dwellings in the immediate vicinity of the site are a variety of designs, all of which have at least some accommodation at first floor level, and it is not considered that the proposal will be so out of keeping with the characteristics of the area as to justify a refusal on this basis.

Impact on neighbouring property

The primary impact from the proposal would be to the properties to the south of the property as a result of the increase depth of the building and its closer proximity to the southern boundary.

In particular, the wall of the side extension will be set just off the boundary with Woodvale, currently defined by a close boarded fence. This property has a single storey extension, also close to the boundary and although the proposal extends beyond the rear of the property, it will not be unduly apparent in views from windows in the rear elevation of Woodvale so as to result in undue loss of outlook. There is a window in the northern gable end of Woodvale, looking out onto the application site, and this will look across the front of the side extension to the side and roof of the main part of the dwelling. Although the roof height would be higher than the original, it is located over 6m away to the north and it is not considered that it will have an increased impact due to loss of light or outlook.

The windows in the side elevation of the proposal that face the property are high level and obscure glazed and will not result in loss of privacy through overlooking. The large rooflight in the southern roof slope is located over the stairwell and will not afford any views from it. Similarly, the windows in the northern elevations, facing Rosalinda, are also to be obscure glazed and the distance between the properties is sufficient (23m) to ensure that there will be no loss of amenity through overshadowing or loss of light.

The primary concern that has been raised is over the relationship of the proposal with 'Tanglemead' located to the southwest of the proposal, particularly with regard to loss of privacy through potential overlooking from the windows and balcony at first floor level in the rear elevation. Tanglemead is a chalet style dwelling, which is a recent replacement of a previous property on the site and has been constructed so that its main aspect faces Nobs Crook to the south and its main amenity area is to the north. It is apparent from aerial photographs that there were a number of substantial trees along the boundary between the two properties which provided screening, though these have been removed, leaving a much more open aspect.

The extension of Brown Eaves into the rear garden will result in a closer relationship with Tanglemead, with the nearest part of the house being located 15m from the north east corner of that properties garden and the edge of the balcony around 13m away. The distance between the edge of the balcony and the nearest part of Tanglemead itself is 24m. The plans have been altered to reduce the width of the balcony so that it does not extend across the rear elevation of the building and the provision of a tall screen along its southern edge will focus views directly down the garden rather than at an angle into neighbouring gardens. It is considered that, given the distance between the properties and the angle of any potential views, any loss of privacy would be limited and that a reason for refusal could not be justified on this basis.

Highways/Parking

The proposal will result in a three bed dwelling, with a potential for a small fourth bedroom, the parking requirement for which will be a maximum of 3 spaces. There is an existing double garage to the front of the house, together with room for at least two further spaces and turning area, enabling cars to enter and leave the site in a forward gear. It is not therefore considered that the proposal will result in an increased hazard to users of the highway.

Other Matters

- Lack of Landscaping. It is apparent that trees have been removed from the site and whilst it is not usual to impose landscaping conditions on alterations to an existing dwelling, it is considered appropriate in this instance to ensure additional screening along the southern boundary.

- Impact on ecology. The comment has been made that the level of glass in the rear elevation could result in light pollution which would have an adverse impact on the wildlife in the area. It is not considered that the level of fenestration is excessive for a dwelling of this size and will not have any greater impact on the ecology of the area than the surrounding residential properties.
- Disturbance during construction. It is inevitable that some disturbance will take place during the build period from construction traffic and noise. However, this is of short term duration and will not be a long term issue.

Recommendation – Approval subject to the following condition(s):

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3. The windows at first floor level in the side elevations (north and south) of the dwelling shall be glazed with glass with an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and fixed shut to a height of 1.7m, unless otherwise agreed in writing by the local planning authority. The glazing shall thereafter be retained in this condition at all times.

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

4. Screens to a height of 1.8m shall be erected to either side of the proposed balcony along its full width and shall be glazed with glass with an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority. The screens shall thereafter be retained in this condition at all times.

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

5. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout, with particular regard to the southern boundary. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the

same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual and neighbour amenity.

6. The development shall be carried out in accordance with the following approved plans:

241017 5A1 - Proposed plans and elevations.

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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA4, CP13, CP14, CP17, CP20, Local Plan Part 2 – Development Management and Site Allocations: DM1, DM3, DM14, DM15, DM16, DM17, DM22

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. 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.