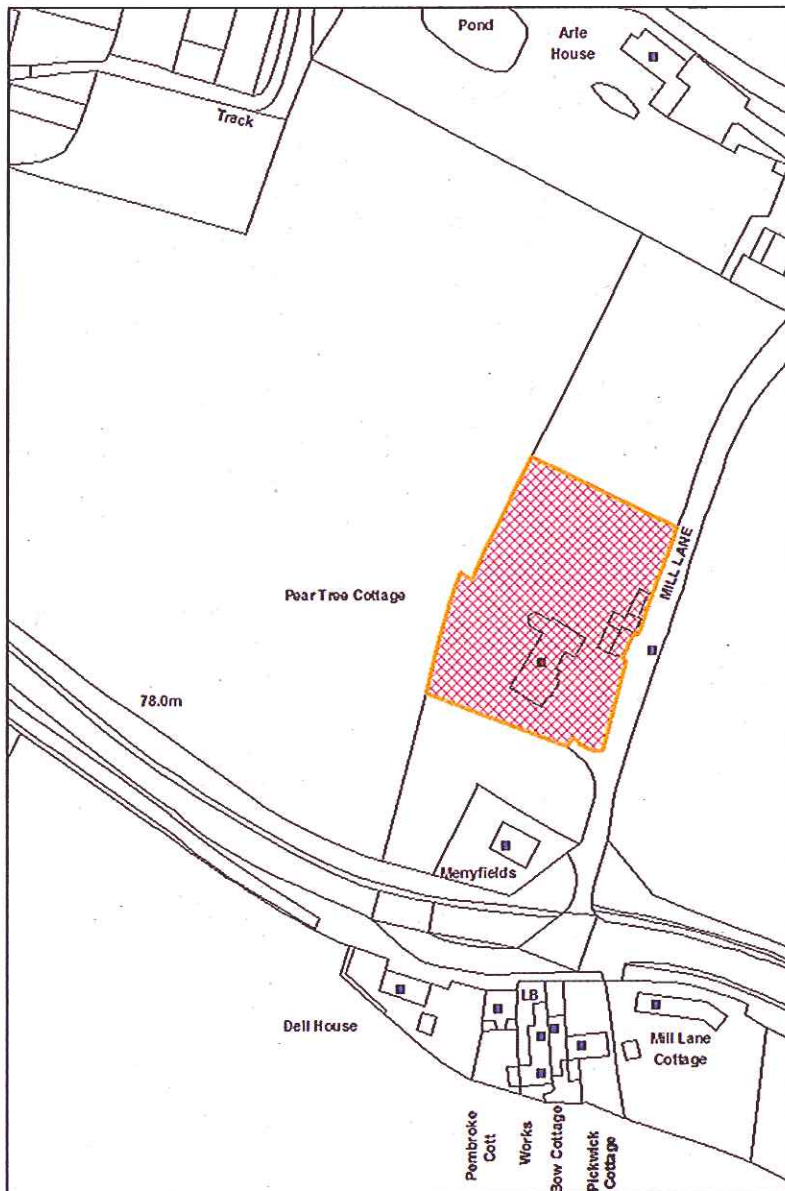


**Item No:** 08  
**Case No:** 17/02116/HOU  
**Proposal Description:** Proposed first floor extension and internal alterations  
**Address:** Pear Tree Cottage Mill Lane Bishops Sutton SO24 0AA  
**Parish, or Ward if within Winchester City:** Bishops Sutton  
**Applicants Name:** Mr & Mrs Richard Stubbs  
**Case Officer:** Verity Osmond  
**Date Valid:** 15 August 2017  
**Site Factors:**

CIL Zones for Winchester City Council  
County Minerals Site  
Radon Gas Levels  
Southern Water Operational Area  
**Recommendation:** Application Permitted



## **General Comments**

The application has been called before Planning Committee at the request of Bishops Sutton Parish Council, please see Appendix 1.

## **Site Description**

The application site is located on the western side of Mill Lane and is located within defined countryside. The existing bungalow on site is large in size and is set within a substantial plot with generous parking provision. The application site is accessed via Mill Lane, with the site sloping up gently from the road with a small bank and hedge forming the front boundary to the property.

The surrounding area is rural in character. There are watercress beds to the north of Mill Lane with the Watercress Line beyond; there is open countryside to the east and west of the site and a small cluster of properties on the opposite side of the B3047 to the south of the application site.

## **Proposal**

The application is for a first floor extension to the existing bungalow, with the addition of solar panels on the southern roof slope of the proposed new first floor. The existing footprint of the property will remain the same, with the overall ridge height of the property being increased from 5 metres to 7.5 metres.

The existing bungalow has four bedrooms on the ground floor, the proposed extension will provide space for four bedrooms at a first floor level, one of which has an en-suite; there will also be a family bathroom on the first floor. There will be two further bedrooms, a kitchen and living/dining space located on the ground floor.

Access to the site will remain the same as the existing and the materials to be used in the construction of the extension will be fair facing brickwork to match the existing, timber cladding to the gable ends on the front and rear elevations of the first floor extension and grey slates will be used for the roof.

## **Relevant Planning History**

15/00204/FUL (PER): Removal of condition no. 2 of planning permissions WIR/20685/1 and WIR/20685/3; Agricultural occupancy.

## **Consultations**

Landscape: No objections

## **Representations:**

Bishops Sutton Parish Council:  
Case No: 17/02116/HOU



The Parish Council object to the application due to concerns that the extension will have a harmful visual impact to the Watercress Line and the B3047. The Parish also have concerns that the development will have a detrimental impact on neighbouring residential amenity.

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

- Size of the extension being disproportionately large.
- Impact on neighbouring residential amenity
- The impact of the proposed solar panels on the character of the area and residential amenity.
- Visual impact on the Watercress Line and B3047 Alresford.

2 letters of support received: no grounds cited

### **Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy  
DS1, MTRA 4, CP11, CP13 and CP14

Winchester Local Plan Part 2 – Development Management and Site Locations  
DM1, DM15, DM16, DM17 and DM23

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

Supporting Planning Guidance  
High Quality Places SPD

### **Planning Considerations**

#### Principle of development

The site is not located within a defined settlement boundary, however the principle of a residential extension in this instance is considered to be acceptable in accordance with Policy MTRA 4 of Winchester District Local Plan Part 1(LPP1) and DM1 and DM23 of Winchester District Local Plan Part 2 (LPP2).

Policy DM3 refers to small dwellings in the countryside and states that dwellings with a gross external floor space of up to 120 sq.m will only be permitted to extend by 25 % of their original size. As the existing bungalow far exceeds this threshold and given that it is already a four bedroomed property, this policy does not apply. Therefore, a larger dwelling on a larger plot would be considered acceptable and would provide an opportunity to construct a family home which is comparable with many of the other similar sized plots within the surrounding area.

Policy DM23 of LPP2 allows development outside of the settlement boundaries where they do not have an unacceptable effect on the rural character of the area.

CP13 of the LPP1 states that new development is expected to meet the highest standards of design, taking into consideration the context of the site and the surrounding

**Case No: 17/02116/HOU**



area, makes a positive contribution to the local environment, creating an individual place with a distinct character, well connected to its surroundings and maximise the potential to improve local biodiversity. In this instance the application is considered to accord with the stipulations within this policy, further details in regards to this are set out below.

#### Design/layout

The proposed first floor extension has been designed to be sympathetic to its setting and the rural character of the wider surrounding area. The existing footprint of the bungalow will remain the same maintaining the property's current location and proximity to the neighbouring property and retaining the amenity space within the site. Although an additional floor will be added to the bungalow, the extension has been designed with low eaves in order to reflect the nature of the existing bungalow and to reduce the mass of the first floor; the sloping pitch of the roof allows views through the site.

The solar panels have been located on the southern roof slope and this will help to maximise the amount of active solar gain to the property. The materials to be used are well related to the existing bungalow and the timber cladding and grey slate are considered to be sympathetic to the rural character of the area, representing high quality materials as set out within the High Quality Places SPD

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

The existing bungalow is located over 30 metres away from the closest neighbour at Merryfields to the south of the application site. Concerns have been expressed regarding the size of the extension and its potential to overbear the neighbouring amenity. As the existing footprint of the bungalow remains unchanged, the proposed extension will remain at over 30 metres away from the nearest neighbouring amenity and given that the roof slope pitches away from this neighbour, the development is very unlikely to have any significant overbearing or overshadowing impact. There are no windows at a first floor level on the southern side elevation of the proposed extension, therefore the development is not considered to have any harmful overlooking.

Objections have been expressed regarding the solar panels on the southern roof slope of the proposed extension. There are currently solar panels on the front roof slope of the bungalow which are considered to be more visible from Mill Lane than the re- location of the solar panels on the side elevation. In addition, given their distance from residences and the proximity of the nearby solar farm on Whitehall Lane, it is not considered that these will be significantly harmful to neighbouring amenity or to the rural character of the area.

Concerns have been raised in relation to the visual impact of the extension to the wider surrounding area- in particular to the Watercress Line to the north and when approaching the site from the east and west on the B3047. A consultation was undertaken with the Landscape Team and an assessment was undertaken on the potential impact of the development from nearby public rights of way, the Watercress Line and the B3047. As the Watercress Line is set on higher land than the application site, there may be potential for views looking down onto the proposed extension, however given the distance and that there are some other two storey properties between these two sites, the proposal is considered to have a less than significant visual impact on the Watercress Line.



The application site is well screened by mature hedging along the B3047 and along its rear boundary which screens the existing bungalow. Views of the proposed extension are likely to be glimpsed when approaching the site from the east and the west, however given that the application site is not an isolated property and that there is cluster of properties on the southern side of the B3047, it is not considered that the proposal will have any harmful impact on the surrounding landscape.

In conclusion, the proposal will result in a first floor extension which is appropriate in scale, mass and design to the existing bungalow, its immediate setting and the surrounding area. As such, it is considered that the proposal will not have an adverse or material impact on the character or appearance of the area as whole so that is considered to accord with DM23. Therefore, the proposal is recommended for approval.

### **Recommendation**

Application Permitted 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 Block Plan Drawing no. 2081/13 Rev A dated August 17

Proposed Floor Plans Drawing no. 2081/15 Rev A dated August 17

Existing and Proposed Elevations and Floor Plans Drawing no. 2081/16 Rev A dated August 17

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

### **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 Local Plan Part 1 (2013): DS1, MTRA 4, CP11, CP13, CP14

Winchester District Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM23

Winchester District 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 undertaken 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 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.

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>



## **Appendix 1**

Planning Application - Pear Tree Cottage, Mill Lane 17/02116/HOU

Good Afternoon Verity

The Parish Council is concerned at the size of the proposed extension in relation to the existing dwelling. In addition the solar panels on the south facing elevation at the increased height will be unsightly, a view also expressed by neighbours.

As previously requested we would like the application to be considered by the Planning Committee.

Kind regards

Kenrick Fell  
Clerk