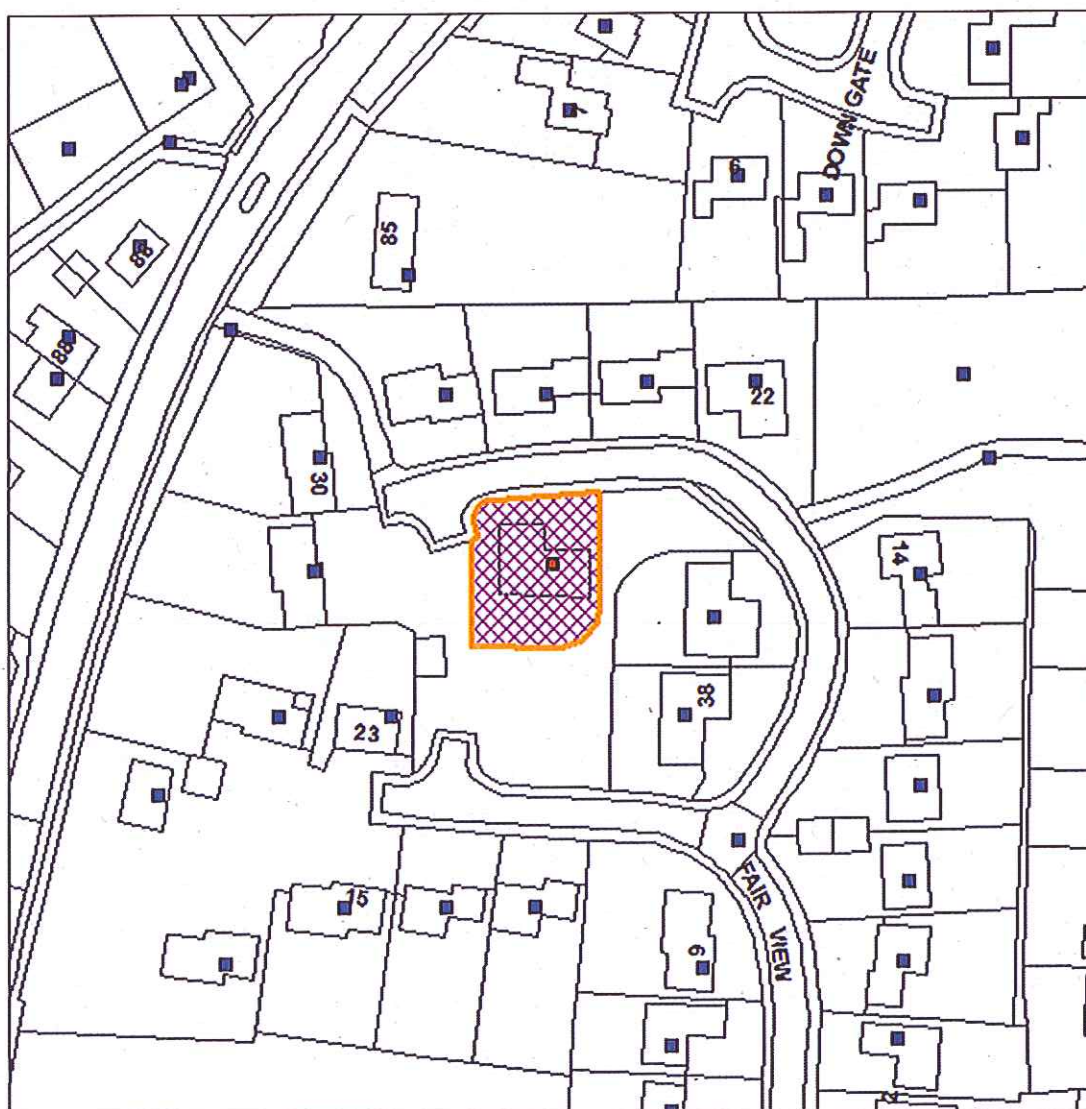


Item No: 04
Case No: 17/03163/HOU
Proposal Description: Rear ground floor extension with loft conversion of all loft space
Address: 34 Fair View Alresford SO24 9PR
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Mr G Woodfield
Case Officer: Verity Osmond
Date Valid: 15 December 2017
Site Factors:

CIL Zones for Winchester City Council
County Minerals Site
Southern Water Operational Area
Application Permitted

Recommendation:



© Crown Copyright and database rights Winchester City Council License 100019531

Case No: 17/03163/HOU

General Comments

The application is reported to Committee due to the numbers of objections received.

Site Description

The application site is located in the north eastern section of the Fair View and is situated within the settlement boundary of New Alresford. The existing bungalow has three bedrooms with all living accommodation on the ground floor.

The application site is accessed via Fair View, the site slopes downwards from the road with the bungalow being situated on lower land than the properties on the opposite side of the road. There is parking provision to the front of the property including an integral double garage, with hedging forming the front boundary to the property.

The surrounding area is characterised by detached dwellings, with similar sized bungalows to the east of the application site, two storey dwellings to the north and west and an open area of greenery directly south of the site. The application site has no directly adjoining neighbours; it is separated from the neighbouring properties to the east and west by an informal path.

Proposal

The application is for rear ground floor extension including a loft conversion to the existing bungalow and the extension. The proposal includes the provision of dormers to the northern, eastern and western roof slopes of the bungalow. The proposed roof of the extension will be hipped on its southern elevation with the overall ridge height remaining the same as the existing bungalow. The eastern roof slope of the extension will feature a cat slide roof which extends downwards to the eaves height of the bungalow. The rear extension will extend by 6.3 metres from the rear of the existing bungalow and will extend 6 metres across the rear of the property.

Access to the site will remain the same as the existing; the materials to be used in the construction of the rear extension will be red brick and render to match the colour on the existing bungalow. The proposed roof tiles will also match the existing.

Relevant Planning History

15/00117/FUL – Withdrawn (09.03.15) (HOUSEHOLDER) Loft conversion to provide first floor living accommodation with rear extension

Consultations

Trees: No objection to application

Representations:

New Alresford Parish Council:

Case No: 17/03163/HOU

- No objection to application

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

- Overlooking to northern, eastern and western neighbouring properties
- Loss of privacy to neighbouring properties
- Large size of extension
- Dormer windows being out of character with the surrounding area
- Concerns that a bungalow with loft space will have a harmful impact on the street scene and setting of the surrounding mature trees.

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

- Open skies aspect
- Concerns relating to the provision and loss of 'retirement homes' within Fair View
- Suggestions that the applicant should move house rather than extend the existing bungalow

3 letters received which neither object nor support the application

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA 2 , DS1, CP13

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

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 New Alresford, where the principle of residential development is acceptable under MTRA 2 of Winchester District Local Plan Part 1 2013 (WDLPP1), provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Policy DM15 Winchester District Local Plan Part 2 2017 (WDLPP2) allows development which respects the qualities, features and characteristics that contribute to distinctiveness of the local area. Policy DM16 of WDLPP2 allows development that responds to the character, appearance and variety of the local environment, within and surrounding the site, in terms of its design, scale and layout.

Case No: 17/03163/HOU

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 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 these policies, further details in regards to this are set out below.

Design/layout

The proposed rear extension has been designed to be sympathetic to its setting, the neighbouring properties and the character of the wider surrounding area. The materials to be used are well related to the existing bungalow which will help the extension to recess into its immediate surroundings.

Concerns have been raised in relation to the property becoming a large two storey dwelling. Whilst there will be accommodation within the roof space, there are no changes to the height of the existing dwelling and it is not considered the loft conversion will give the appearance of a large dwelling. The existing bungalow has three bedrooms, there will still only be three bedrooms in the loft conversion with the ground floor being used for living/dining space. The proposed dormers are considered to be proportionate in size to the roof slope and their design reflects those within the surrounding area.

Further concerns have been raised in relation to the rear extension. Whilst the proposal extends 6.3 metres from the existing rear elevation, the extension has been set in from the eastern side elevation of the bungalow and features a cat slide roof with low eaves which is considered to reduce the mass of the extension and ensure its subservience to the existing dwelling.

Impact on character of area and neighbouring property

Concerns have been raised regarding the proposed dormers to the north, western and eastern roof slopes and the harm these will cause to the character of Fair View. There are examples of dormer windows within the immediate locality with dormers apparent on the principal elevations of the properties directly opposite to the application site. It is not considered the proposed dormers will have a harmful visual impact on the street scene given their sympathetic design and the frequency of other existing dormers within Fair View.

There will be views of the proposed extension to the rear of the site and from the informal paths to the east and west of the bungalow. The rear extension does not extend across the full width of the bungalow and is restricted to the eastern side of the plot. The rear extension will be well screened by the mature trees forming the rear boundary; even if the extension is viewed from the south it will be viewed in the context of the surrounding buildings and is unlikely to cause any significant visual harm to the character or appearance of the surrounding area.

There are no directly adjoining neighbouring properties to the application site; however significant concern has been raised in relation to the overlooking impact of the

development to residential amenity. The proposed loft conversion will feature a dormer window on the eastern elevation of the existing bungalow; this will overlook the existing driveway of the application site and will have no far reaching views to the amenity area of Number 36 Fair View. There are proposed roof lights on the eastern elevation of the extension, one serving a bathroom and the other serving a bedroom. These roof lights will look onto the roof slope of Number 36; there will be limited views into the neighbouring rear amenity given the low ridge height of the extension and that the application site is situated on slightly lower land.

The application site is situated over 20 metres away from the neighbouring property to the west, the proposed dormer window on the western elevation will look out onto Fair View and the driveway to Number 32, however there will be no views of the main amenity area of this neighbouring property. The proposed dormers to the front of the property are not considered to result in any harmful overlooking to neighbouring amenity.

The proposed development is not considered to result in any significant harm to the character or appearance of the existing property, the surrounding area of neighbour amenity in accordance with Policy DM15 and DM16 of Winchester District Local Plan Part 2.

Landscape/Trees

An Arboricultural Method Statement has been submitted with the application given the proximity of the rear extension to the root protection zone of the protected tree to the south of the site. There are no tree objections to the scheme provided that development is carried out in accordance with the submitted tree survey – a condition will be attached the grant of planning permission to ensure this. The proposal is considered to accord with Policy DM24 of Winchester District Local Plan Part 2.

Recommendation

Application Permitted 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:

Elevations as Proposed Drawing no. 2017-12-A dated Dec 17

Proposed Floor Plan Drawing no. 2017-12-A dated Dec 17

Case No: 17/03163/HOU

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

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 the materials are appropriate to the existing building and the surroundings in line with Policy DM15, DM16 of Winchester District Local Plan Part 2 (2017) and The High Quality Places SPD (2015).

4. Prior to any demolition, construction or groundwork commencing on the site the ground protection hereby approved in accordance with the Tree Survey, Arboricultural Impact Assessment & Tree Protection Plan Rev:1 by MJC Tree Services 06/01/15, must be installed and inspected by the Councils Tree Officer 01962 848210, skowalczyk@winchester.gov.uk. The development must be carried out in accordance with the approved AIA Tree Survey, Arboricultural Impact Assessment & Tree Protection Plan Rev:1 by MJC Tree Services 06/01/15.

Reason: To protect the amenity afforded by trees in accordance with Policy DM15 and Policy DM24 of the Winchester District Local Plan Part 2 2017.

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, CP13

Winchester District Local Plan Part 2 (2017): DM15, DM16, DM17, DM24

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.

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.

Case No: 17/03163/HOU

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>