

Item No: 8
Case No: 17/00456/HOU
Proposal Description: Two storey rear extension (Amended Plans)
Address: 1 Greenhill Avenue Winchester Hampshire SO22 5ED
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Mr Adrian Lusmore
Case Officer: Russell Stock
Date Valid: 17 February 2017
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received which are contrary to the Officer's recommendation. During the process of this application a number of proposed designs have been submitted. The main differences in the latest plans to those originally submitted are the use of a contemporary design; all versions have been for two storey rear extensions. A previous application for two and single storey rear extensions and a dormer window were refused under application 14/02627/FUL.

Site Description

1 Greenhill Avenue occupies a prominent position at the corner of Greenhill Avenue with Greenhill Road and the rear of the building (as well as others up Greenhill Avenue) are publicly viewable from Greenhill Road especially when approaching from the North/East. The original building would have been a two bedroomed property; recent works to the roof/attic (Inc. dormer window) now means it has 3 bedrooms. There was also a monopitched single storey rear extension along the boundary with No.2, this however has been partially removed and currently only the boundary wall with No.2 remains. Until recent renovation works, the site appears to have been left in a derelict state for a number of years. The surrounding properties consist predominantly of Victorian and Edwardian terraces, a number of which have been extended or altered. The Buildings are constructed of the typical plain red brick and have slate/clay roofs. The rear dormer window on No.1 Greenhill Avenue was recently constructed under Permitted Development Rights; its siting is highly prominent from Greenhill Road.

Proposal

The proposed development consists of the removal of the existing single storey monopitched rear extension and its replacement with a two storey rear extension and a new brick boundary wall. The proposal also seeks to rebuild the existing painted/rendered gable end in a red brick to match those to be used in the proposed extension/wall. The rebuilt gable will also contain a new feature window. The height of the extension is 5.3m, the ground is to be levelled and dropped slightly, this results in the height of the extension along the boundary with No.2 being slightly lower at 4.9m (this compares to the 3.7m of the previous/existing extension). The proposal extends 4.5m from the rear of the original property, the same as the previous/existing extension. All new doors and windows are proposed as polyester powder coated aluminium in a slate grey. The proposed boundary wall will extend approximately 18m from the rear elevation of No.1 and is to be built with a red brick.

Relevant Planning History

14/02627/FUL - (HOUSEHOLDER) Demolition of existing single storey extension and erect a single storey ground floor extension and two storey first floor extension and a loft conversion with dormers – REFUSED 28.01.2015

Consultations

Highways Officer – No objections to the proposal

Urban Design Officer – Support the application as it is a good example of how two storey rear extensions to corner dwellings exposed to the public realm could successfully address their contexts.

Representations:

City of Winchester Trust

- The proposal will appear a very large two storey box in a very prominent position along Greenhill Avenue/Road. The extension would have an adverse impact on neighbouring properties. The proposal is out of character with the existing house and wider street scene.

8 neighbours have submitted letters objecting to the application for the following reasons:

- Design is not suitable and of poor quality
- The proposal is too large
- Overdevelopment of the site
- Impact on neighbours, overbearing, overlooking, loss of light
- Harm the character of the area
- Not subservient
- Brick wall is out of character and will overbear pavement
- Has a 'prison like' appearance

2 neighbours have submitted letters in support of the application for the following reasons:

- High quality design
- Acts as 'bookend' to Greenhill Avenue
- Has the potential to enhance the street scene

Comments not material to this planning application

- Potential use of the building as a HMO
- Loss of views

Relevant Planning Policy:

Winchester District Local Plan Part 1 (2013)

Winchester District Local Plan Part 2 (2017)

High Quality Places Supplementary Planning Document

NPPF

Planning Considerations

Principle of development

The principle of development is accepted as the proposal is located within the defined settlement boundary and is within the curtilage of an existing residential property, subject to compliance with local and national policy; and, all material planning considerations.

Design/layout

The surrounding area is predominately comprised of terraced Victorian and Edwardian properties built of traditional red brick, there are a number of rendered properties on the other side and along Greenhill Road. The proposed site occupies a unique location along Greenhill Road, where the rear of the properties is highly visible from the public realm. From an urban design viewpoint, the rears of properties are not usually designed to be publicly viewable, and they therefore tend to have less architectural merit. The 'fronts' of Greenhill Avenue have a strong terraced character and rhythm extending up the hill toward Winchester Prison.

The rear of the Avenue however has a less obvious/strong rhythm/uniformity, resulting from numerous alterations and extensions over the terraces history. The proposed extension would partially screen views up the rear of the properties along Greenhill Avenue, a view that is not considered to hold a high amenity value. The proposal is considered to respond positively to the street scene of Greenhill Road, in that it will enhance the feeling of safety, animate and enhance this section of frontage whilst creating a visually interesting extension which addresses the street along both side and rear elevations through the initiative use of coherently designed windows.

A key design principle in this instance was ensuring that the extension successfully addressed the streetscene of Greenhill Road. It is considered that a design of a more traditional appearance would have struggled to achieve the same level of successful public interaction as the proposed design is considered to have accomplished. The two storey extension is of a significant size, however though the use of a flat roof its overall height is kept to a minimum. Its mass has been broken up and lessened by the use of a shadow gap at the junction of the existing building; this also provides a visual separation between old and new. The first floor element is set in away from the boundary, although not by much, this helps to ensure that the proposal remains visually subservient to the existing building when viewing from Greenhill Road.

Impact on character of area

As discussed above the area has a strong character resulting from the historical layout, design and materials of Victorian and Edwardian terraced properties. Greenhill Avenue goes against the pattern of development to a certain extent given its North/South orientation, the main difference however are the views afforded to the rear of the properties from the public realm (Greenhill Road). No.1's location and prominence has the effect of framing Greenhill Road when viewing from the lower end of the road to the east. The dormer window built under permitted development rights has the unfortunate affect of dominating and disrupting the rhythm of this publicly visible rear roofscape. The contemporary design of the proposal is considered to enable the original period property to be clearly and separately read and doesn't try to simply imitate it (which can detract from the original by diluting its appearance by poor replication/details).

The size of the extension is not considered to have an adverse impact on the character of the area, its bulk is visually reduced as discussed above and doesn't dominate the existing building. Given its unique location, there are no other direct examples of publicly visible two storey rear extension within the immediate locality; however No.7 Greenhill Avenue which is viewable (to a lesser degree) has seen significant alterations and extensions recently. No.45A also provides another very local example of a contemporary design approach which doesn't necessarily replicate the traditional, whilst respecting it in terms of scale etc. Greenhill Road is not within a conservation area and neither are there listed buildings within close proximity.

The rebuilding of the currently visually unappealing gable end wall bordering Greenhill Road on the existing building is considered to be of significant benefit and will enhance the appearance of this large blank elevation within the streetscene. The proposed slim vertical side window within this elevation will subtly link the extension to the remodelled existing building whilst reducing the negative visual aesthetics of the large blank elevation. The indicated use of red brick and slate grey aluminium door and window frames is considered appropriate given the proposals design and local pallet of materials. The use of the traditional material (red brick) within a contemporary/modern extension will sit well in the streetscene, the continued use of this brick within the proposed boundary wall helps to tie the development together whilst providing a high quality boundary with the public realm. The use of timber slats will retain a level of privacy for the residents of the property whilst reducing the appearance of bulk of the wall.

Impact on neighbouring properties

The proposal will have the largest impact upon No.2 Greenhill Avenue, the adjoining neighbouring property. Currently this building has a monopitched rear extension slightly lower than that of No.1, this extension extends approximately 2.5m from the rear of the original building, almost 2m less than No.1's 4.5m rear extension. There is a patio area immediately to the rear of No.2 and the rest of the garden is lawn, flower borders etc.

Given the orientation of windows within the proposal it is not considered that this property will be adversely overlooked, the dense nature of the development within this area means that properties are already accustomed to a certain level of mutual overlooking.

The proposed extension is to the north of No.2 so will not result in a loss of direct sunlight, it will however, given its increased height have the potential to reduce ambient light levels to the first floor bathroom window to No.2. This potential reduction in light is not considered to be significantly harmful to the function of this room; the window is obscured glazed so the change in outlook will be minimal. The extension will however, to some extent have overbearing implications on No.2 given its height and proximity hard against the boundary. The existing extension of No.1 would already be having some overbearing impact upon No.2.

DM17 states that development should not have an 'unacceptable adverse impact' on adjoining property. The proposed increase in height (to the eaves) is 1.2m, this would exacerbate to some extent an existing overbearing issue, it is not considered however to be significantly harmful upon the enjoyment and use of No.2 or its amenity space. The single storey extension of No.2 has resulted in a narrow gap between No.3 in order to allow light to the ground floor rear window, this gap is not of high amenity value given its constrained nature. No.2's extension itself will mitigate to some degree the sense and feeling of overbearing and the 1.8-2m from the rear of this extension to the end of the

proposed extension at No.1 coupled with the proposed increase in height isn't considered to be 'significantly harmful' upon the enjoyment of this area.

Other neighbours have raised concerns in regards to the proposals impact upon their own properties, however it is not considered that the development would have any significant impact on any of the neighbouring properties, with No.2 being the only property meaningfully impacted upon, and as discussed above, not to a level considered would warrant a reason for refusal.

Landscape/Trees

Given the size of the plot, the nature of the proposal and character of the surrounding area there are no specific landscaping concerns. Ensuring that the boundary treatment (brick wall) is of a high quality and respects the character of the area will be the main landscaping issue, details in regards to the materials to be used as part of this wall are conditioned (condition 3).

Highways/Parking

Parking to remain unchanged and the highways engineers have not raised any concerns in regards to the proposals.

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 carried out in accordance with the following approved plans;

- PL01 Site and Location Plans
- 2097/P01 Rev A Proposed Floor Plans
- 2097/P02 Rev A Proposed Elevations
- 2097/P04 Rev A Proposed Site Plan

Reason: To ensure the avoidance of doubt and the satisfactory appearance of the development.

3. Details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the approved development. The relevant work shall be carried out in accordance with such approved details.

- i) detailed drawings at 1:20 scale including; all new windows and doors, shadow gap/link with original building
- ii) specification/samples of materials; a) bricks (including wall if different) b) roofing c) shadow gap/panelling d) window/door frames

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the 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 Local Plan Part 1 (2013): DS1, WT1

Winchester District Local Plan Part 2 (2017): DM15, DM16, DM17, DM18

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. 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>