

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 10 November 2004-10-27

Item No: 07
Address: The Ridings13 Windmill Field Denmead Waterlooville Hampshire
PO7 6PL

Parish/Ward Denmead

Proposal Description: Single storey rear extension

Applicants Name Ms S Wallace - Cook

Case No: 04/01998/FUL

W No: W19143

Case Officer: Ms Nicola Whitehead

Date Valid: 3 August 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

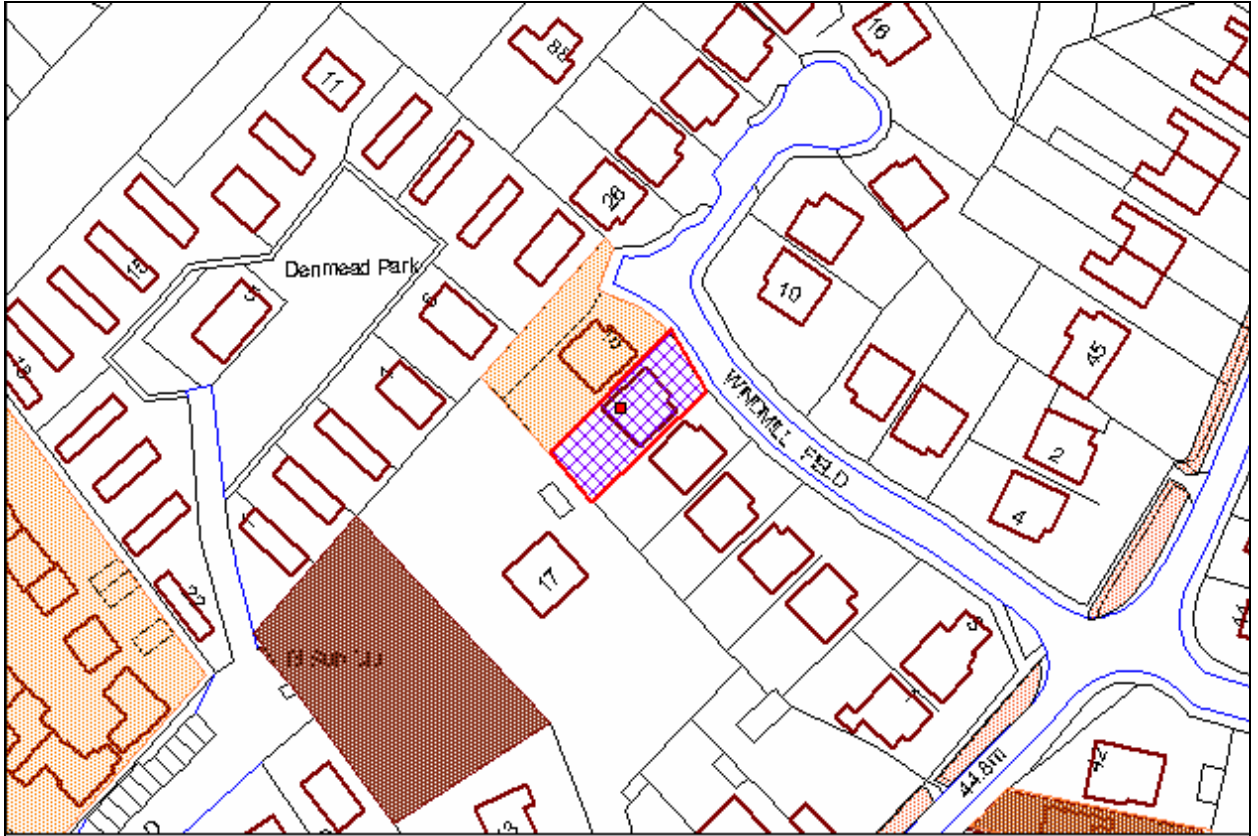
Site Factors:

SITE LOCATION PLAN

Case No: 04/01998/FUL **W No:** W19143

Address: The Ridings 13 Windmill Field Denmead Waterlooville Hampshire

Proposal Description: Single storey rear extension



Site Description

- The property is a detached 2 storey brick and tile house located within an estate of similar designed properties.
- The rear garden is fully enclosed with a 1.8m timber fence to the sides and very large trees to the rear.
- The rear garden is orientated to the South West

Relevant Planning History

- none

Proposal

- As per Proposal Description

Representations:

Denmead Parish Council

- Objection – Proposals represent an overdevelopment of the site and would be detrimental to the amenities of the occupiers of adjoining properties

Letters of representations have been received from 2 Neighbours

- Properties very close together and gardens too small for extension - overdevelopment
- Would set a precedent

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN.5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.1, DP.3

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Residential amenities
- Comments on representations

Principle of Development

- The nature scale and design of the proposals are acceptable in policy terms
- The site is within the settlement boundary of Denmead

Residential Amenities

- The plot is orientated so that the rear gardens of this and adjoining properties are South West facing. The location of the extension is to the far right of the plot.
- The neighbouring property to the West will not experience any overlooking or overshadowing as a result of the extension.
- The property to the East will experience some loss of late afternoon sun once the extension has been constructed however it is not considered that the small amount of sunlight which will

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be lost would be significant enough to justify a reason for refusal.

- The new side window will be conditioned to be obscure glazed to prevent any overlooking to the property to the East

Comments on representations

- Overdevelopment of the plot

The rear garden is approximately 11m by 11m square. The proposed extension is 3.7m wide by 4.5m long by 3.5m high. The extension covers just under half of the width of the property and the length of the plot and at only single storey it is not considered that this proposal would therefore constitute an overdevelopment of the plot.

- Proximity to neighbouring properties

There is a gap of 2.5m between the proposed extension and the neighbouring property. A 1.8m boundary timber fence separates the two properties and runs the full width of the rear gardens. The extension will not encroach further into the gap between the properties and the timber fence will hide much of the flat wall face of the extension.

Planning Obligations/Agreements

In seeking the planning obligation(s) the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 The materials to be used in the construction of the external surfaces of the first floor rear extension hereby permitted shall match those used in the existing building.

02 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

03 The first floor window(s), in the South-East elevation of dwelling, hereby permitted shall be glazed in obscure glass and thereafter retained.

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

Informatives

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.1, DP.3