

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

**Item No:** 01  
**Address:** The Old Shop Main Road Owslebury Winchester Hampshire SO21 1LU

**Parish/Ward** Owslebury

**Proposal Description:** First floor side extension; single storey rear extension, front canopy extension and amendments to fenestration

**Applicants Name** Mr A Manship

**Case No:** 05/00329/FUL

**W No:** W05567/03

**Case Officer:** Mr Robert Ainslie

**Date Valid:** 7 February 2005

**Delegated or Committee:** Committee Decision

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

**Site Factors:**



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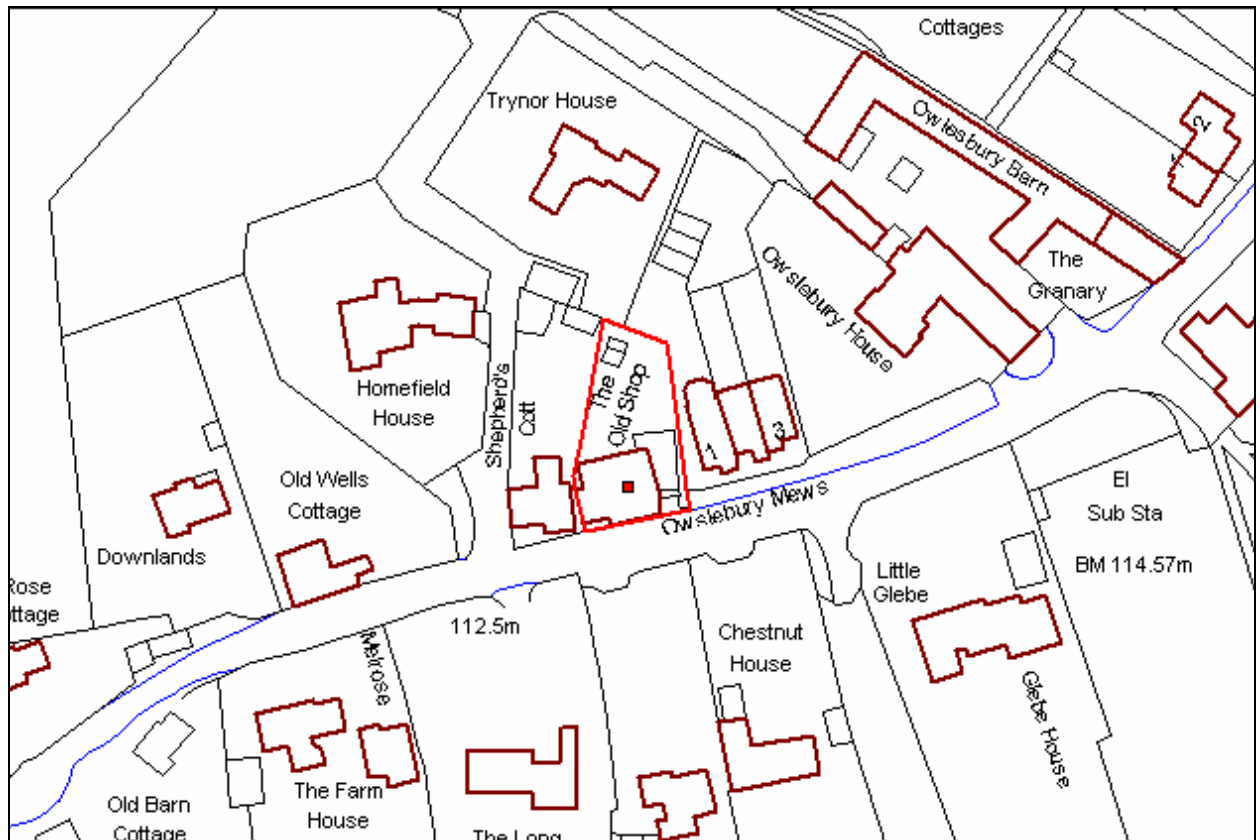
**SITE LOCATION PLAN**

**Case No:** 05/00329/FUL

**W No:** W05567/03

**Address:** The Old Shop Main Road Owslebury Winchester Hampshire

**Proposal Description:** First floor side extension; single storey rear extension, front canopy extension and amendments to fenestration



### Site Description

- The application site is a detached dwelling, formerly a shop, on the main road through Owslebury. The dwelling abuts the highway and is constructed of brick and flint with a slate roof. The dwelling has a flat roofed attached garage on the eastern side of the house together with a pergola/covered way along the rear of the property. The rear garden of the application site is at a higher level than the house and continues to rise to the north.
- A group of recently constructed terraced properties lie to the east of the site at a higher level of 2 metres than the application site, with a 2m fence along the boundary between the properties. The end terrace has one ground floor window and door facing the application site together with two windows at first floor level.
- The neighbouring cottage to the west has a variety of vegetation and screening along the side boundary, however there are limited views into the rear garden of the application site.

### Relevant Planning History

- **W05567** Change of use from shop to residential - Application Permitted - 07/07/1980
- **W05567/01** Erection of two storey side extension and alteration to shop front- Application Permitted - 06/07/1982
- **W05567/02** Change of use from shop to residential- Application Permitted - 30/01/1990

### Proposal

- The proposals basically involve a sloped roof (continuing the pitch of the existing roof) over part of the existing flat roofed attached garage to the side.
- In addition, the proposals include the replacement of a pergola to the rear, with a glazed covered way.
- Other proposed alterations include the extension of the existing porch to the front, some changes to the fenestration to the east elevation and also the replacement of double doors to the front elevation with a window.

### Consultations

None

### Representations:

#### Owslebury Parish Council object:

- Regarding the front elevation of the side extension it is felt that the proposed fenestration to the front is totally out of keeping with the rest of the building, as is the stained boarding finish to the front wall over the recently erected garage door.
- It is also felt that the distance between the edge of the new extension will be very close to the adjacent house – 1 Owslebury Mews.
- The statement that there will be no removal of trees/hedges is misleading as the hedge between The Old Shop and 1 Owslebury Mews has very recently been removed.

No letters of representation have been received from neighbours

### Relevant Planning Policy:

#### Hampshire County Structure Plan Review:

- UB3

#### Winchester District Local Plan

- EN5, H2

#### Winchester District Local Plan Review Deposit and Revised Deposit:

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- DP3, H3

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
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Comments on Parish Council representation

Principle of development

- The property falls within the development frontage of Owslebury, as defined in the Adopted Local Plan and the Revised Deposit, where extensions to dwellings are considered broadly acceptable in principle.

Impact on character of area

- The proposed alterations to the front elevation would be clearly visible given the prominence of the house adjacent to the road. The extension of the porch, together with the replacement of the doors with a window, would not have a significant impact on the street scene.
- The proposed alterations to the roof over the garage at the side would not appear prominent given the changes in levels to the east by Owslebury Mews. The roof alterations over the garage would appear more prominent when looking from directly outside the house however it is not considered that the proposals would be out of keeping with the surrounding locality.
- The rear covered way would replace an existing pergola and would not have an impact on the surrounding locality.

Detailed Design

- The materials for proposed roof alterations (glazing and stained boarding) would appear somewhat awkward given the existing materials of the main dwelling, however the roof alterations are set back some distance from the front of the property and also over 4m from the front of the garage. The roofing material would match that of the main house. The main impact of the glazing and the timber boarding would be from directly in front of the house and, being set back, and it is not considered that this would be so unacceptable.
- The proposed fenestration to the side elevation would be partially obscured on the approach along the road from the east. The fenestration is not considered to be unacceptable.
- The proposed replacement of the double doors to the front with a window would be sympathetic with the existing fenestration to the front. The extension of the front porch, with suitable materials, would not appear out of keeping.
- The glazed covered area to the rear would not detract from the character of the existing building.

Residential Amenities

- The proposed side alterations would only be partially visible from the neighbouring property to the east, given the 2m high fencing and the application site being at a lower level. The impact would not be overbearing and is not considered unacceptable.
- The proposed glazed covered way would not have a significant impact on the property to the west, given that it would replace an existing pergola in the same location.

Comments on Parish Council representation

- The issues concerning the front elevation of the side extension and the proximity of the proposals to the neighbouring property have already been addressed in the report.

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- Whilst hedging may have been removed prior to the submission of the application, this would not have required planning permission. On submission of the application, the applicants may well have been correct in confirming that no hedgerow or trees are proposed to be felled as part of the proposed application (insofar as they have already possibly been removed), and the application is therefore considered on the basis of the submitted information and the assessment of the existing site in relation to the proposed plans.

**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 proposals 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.

**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 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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: EN5, H2

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H3