

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

<b>Item No:</b>	04
<b>Address:</b>	Westleigh10 Boyne Mead Road Kings Worthy Hampshire SO23 7QZ
<b>Parish/Ward</b>	Kings Worthy
<b>Proposal Description:</b>	Raising of roof to provide living accommodation; 1 no. dormer to rear, 1 no. rooflight to front and 2 no rooflights to side (REVISED APPLICATION)
<b>Applicants Name</b>	Mr And Mrs P Harris
<b>Case No:</b>	05/00381/FUL
<b>W No:</b>	W01118/03
<b>Case Officer:</b>	Mr Ian Cousins
<b>Date Valid:</b>	8 February 2005
<b>Delegated or Committee:</b>	Committee Decision
<b>Reason for Committee:</b>	4 or more representations contrary to the Officer's recommendations have been received

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

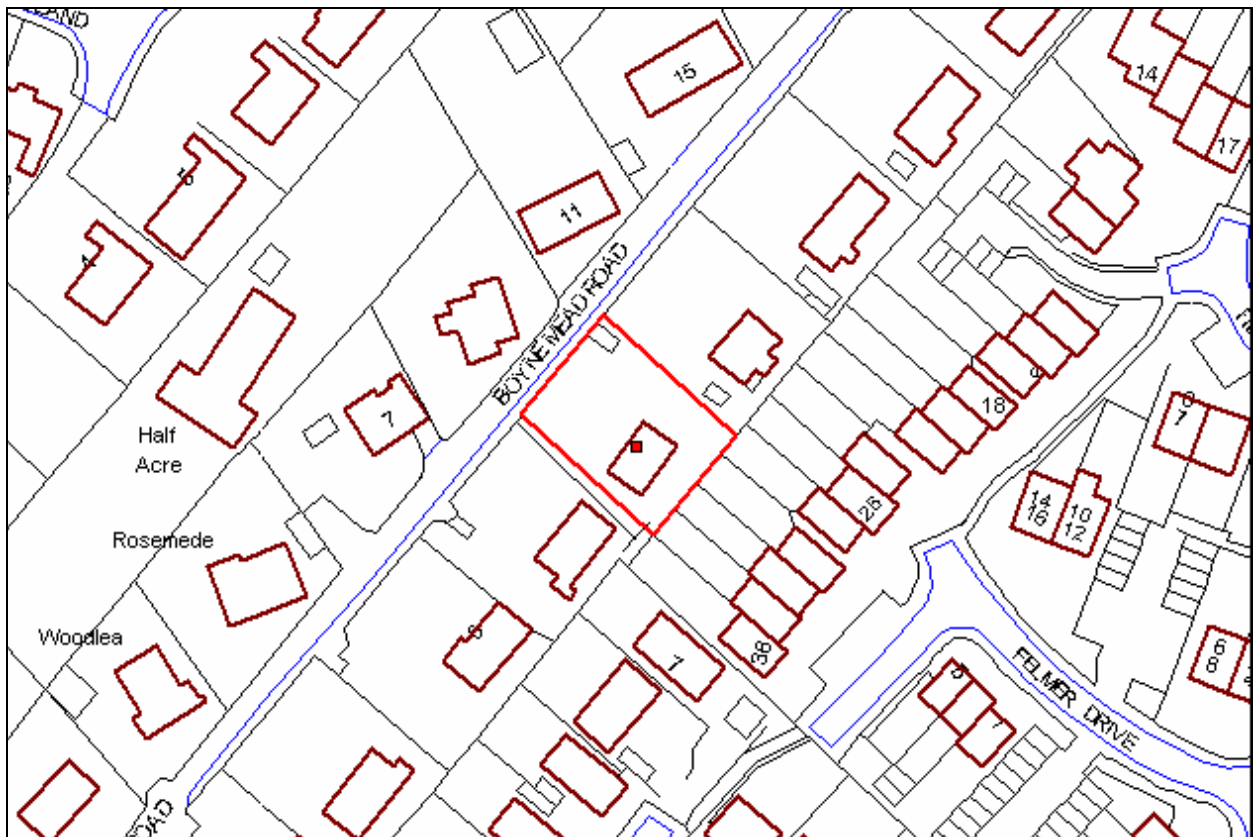
**SITE LOCATION PLAN**

**Case No:** 05/00381/FUL

**W No:** W01118/03

**Address:** Westleigh 10 Boyne Mead Road Kings Worthy Hampshire SO23 7QZ

**Proposal Description:** Raising of roof to provide living accommodation; 1 no. dormer to rear, 1 no. rooflight to front and 2 no rooflights to side (REVISED APPLICATION)



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

**Site Description**

- The property is a single storey dwelling of brick and tile construction, built in the 1930's.
- Boyne Mead Road consists largely of single storey dwellings, some of which have undertaken loft conversions and inserted dormer windows.
- The land rises steeply in a south easterly direction.
- The property is set back in the plot resulting in an approximately 18 metre front garden and a 5 metre rear garden.
- The front garden is grassed and the rear garden has a patio running the width of the property.

**Relevant Planning History**

**W01118** Erection of extension - Westleigh 10 Boyne Mead Road Kings Worthy Hampshire SO23 7QZ - Application Permitted - 12/05/1975

**W01118/01** Single storey replacement side extension - Westleigh 10 Boyne Mead Road Kings Worthy Hampshire SO23 7QZ - Application Permitted - 16/10/1995

**W01118/02** Raising of roof to provide living accommodation; 1 no. dormer to rear and 1 no. velux to front – Westleigh 10 Boyne Mead Road Kings Worthy Hampshire SO23 7QZ - Application Withdrawn - 24/01/2005

**Proposal**

- As per Proposal Description

**Consultations**

- None

**Representations:**

Kings Worthy Parish Council = No Comments

Letters of representations have been received from 5 Neighbours

- 4 Objections have been received from 28, 30, 32 and 34 Felmer Drive on the following grounds.
- Turning a bungalow into a house
- Large mass and overbearing
- Overshadowing
- Land to the side that can be developed
- 1 Letter of concern has been received from 36 Felmer Drive

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

National Planning Policy Guidance/Statements:

- PPS 1

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

### **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 representations

#### Principle of development

- The principle of development is acceptable as the proposal accords with all relevant policies.

#### Impact on character of area

- The roof height of the extension is 1 metre above the existing ridge line which is 5.5 metres.
- The roof slopes away from the closest property, therefore still retaining a feeling of space between the properties.
- The extension will not alter the character of Boyne Mead Road.

#### Detailed design

- The design of the extension will be keeping with the existing property.
- The roof slope of the extension is to be at the same angle of the existing property.

#### Residential amenities

- The north east facing window will serve the bedroom that is to be created and is approximately 25 metres away from the opposite property. It is felt that there will be no detrimental overlooking caused.
- The rear facing dormer window is to be conditioned that the windows are to be top opening fanlight windows and obscured glazed so that there is no possibility of overlooking into the rear gardens of the properties in Felmer Drive.
- Due to the orientation of the property, the extension will not cause any detrimental overshadowing of neighbouring properties.

#### Comments on representations

- It is felt that the design will not make the existing bungalow appear as a house as all of the first floor accommodation will be in the extended roof form.
- This application is a resubmission of a similar proposal that was approximately 700mm higher than the current proposal. Because of this reduction, the overall massing is now acceptable.
- Due to the fact the properties in Felmer Drive are on higher land, and to the south of the property, very little or no overshadowing of these properties will occur.
- The applicant does not wish to develop on the land to the side of their property as this is the location of the utility services into the dwelling, and the applicant does not wish these to be relocated.

### **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.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 The windows in the south east facing dormer hereby permitted shall only be top opening fan light windows and shall be obscured glazed and thereafter retained.

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

04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the south east elevation(s) of the roof extension hereby permitted.

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

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

2. 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.3