

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

Item No: 09
Address: 2 Nursery Road Alresford Hampshire SO24 9JT

Parish/Ward New Alresford

Proposal Description: Two and single storey side extension to include integral garage and a one bedroom dwelling

Applicants Name Mrs D Middleton

Case No: 05/00490/FUL

W No: W18737/02

Case Officer: Sylvia Leonard

Date Valid: 22 February 2005

Delegated or Committee: Committee

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

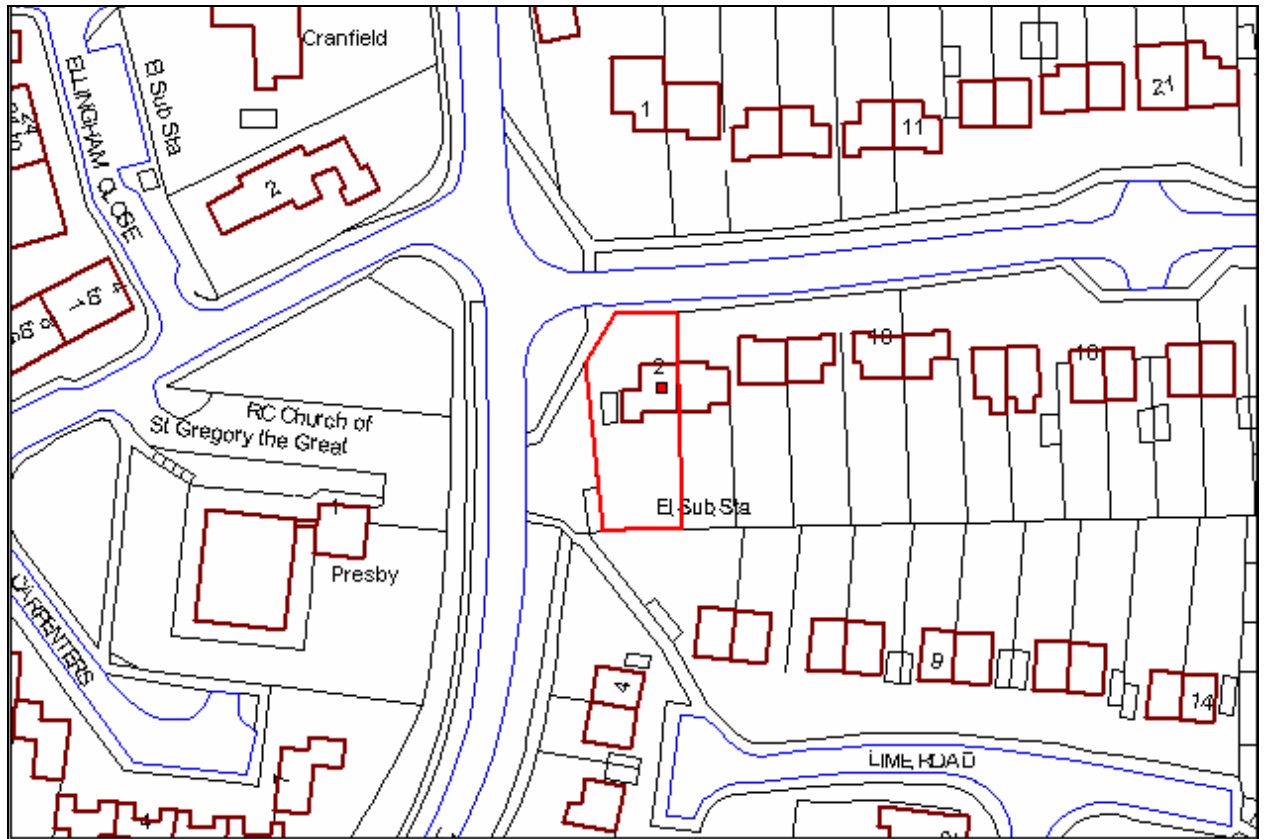
Site Factors:

SITE LOCATION PLAN

Case No: 05/00490/FUL **W No:** W18737/02

Address: 2 Nursery Road Alresford Hampshire SO24 9JT

Proposal Description: Two and single storey side extension to include integral garage and a one bedroom dwelling



Site Description

- A semi-detached, modern, 2-storey, pitched roof house sited within the settlement policy boundary on the south side of Nursery Road on the corner of the junction with Jacklyns Lane.
- It has facing brick walls and concrete tiled roof.
- Vehicular access is from Nursery Road and there are 2 flat-roofed garages to the side with room to park 2 cars in front
- This part of Nursery Road predominantly comprises pairs of similarly-designed, open plan, semi-detached houses

Relevant Planning History

- W18737 – 2-storey side extension to include integral single garage on ground floor and a 2-bedroom flat over – REF – 19.03.2004

Proposal

- As per Proposal Description
- 2-storey, pitched roof side extension
- 4.5 m wide by 8.5 m deep
- Set back 1.3 m behind the line of the front wall of the existing house and projecting 1.8 m behind the line of the rear wall
- Eaves and ridge height set 0.5 m lower than those of existing house
- Dormer windows on front and rear elevations
- Single storey pitched roof extension to the side of this
- 4 m wide by 8.5 m deep
- Extending to within 0.9 m of the side boundary
- Facing brick walls and concrete tiled roof to match existing
- Providing utility room and dining room extension to house and a one-bedroomed maisonette and incorporating a single garage

Consultations

Environment Agency:

- To follow

Southern Water:

- To follow

Representations:

At the time of writing this report, letters of objection have been received from 7 neighbours:

- Precedent for other properties in the area to build larger extensions which would change the ambience, character and appearance of the area by overdevelopment
- Terracing effect out of keeping
- Precedent of creating new households would impact on local road and services infrastructure
- Highway danger from the intensified use of the existing access close to the junction and with poor visibility
- Elevations not sympathetic to the appearance of the existing house and neighbours
- Type of residence out of character
- Precedent for infilling in already congested road
- Site too small for separate flat – inadequate outside amenity space
- Only one garage for 2 dwellings
- Intention to change it into self-contained terraced house to be let for commercial gain
- No objection to ground floor only extension

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- Notice placed in Jacklyns Lane and not visible to most neighbours
- Contravention of original planning consent for 24 houses on the Nursery Road Gardens site
- Commercial letting of property contravenes the Deeds
- Deeds allow for joint maintenance of common drains, sewers etc by residents in road – neighbours unwilling to contribute towards the output of an additional dwelling
- Previous refusal reasons have not been properly addressed
- Re-classification of council tax band
- Highway danger and further traffic congestion given use of site by 4 cars
- Exacerbation of existing sewage problems in the road
- Design and materials will not match the existing house
- There have been no previous approvals for additional dwellings beyond the original approval
- Open plan vista at the end of Nursery Road would be spoiled

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T5, H1,H2, H6, H7, R2

Winchester District Local Plan

- H.1, EN.5, H.7, RT.3, T.9

Winchester District Local Plan Review Deposit and Revised Deposit:

- H.2, DP.3, H.7, RT.3, T.4

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development
- 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
- Highways
- Trees
- Public open space provision

Principle of development

- The site lies within the settlement policy boundary where the principle of extending and an additional dwelling is acceptable
- The new 1-bedroomed flat is in accordance with Government guidance in PPG3 to make full and effective use of the existing built-up area for new residential development and WDLP policy and SPG which encourage the provision of small, more affordable 1 or 2 bedroom properties

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Impact on the character of area/spatial characteristics/street scene

- The extension would be very visible in the street scene, both from Nursery Road and Jacklyns Lane, due to the corner position of the plot, its open plan frontage onto Nursery Road and the higher position of Jacklyns Lane relative to the plot
- The predominant character of Nursery Road comprises pairs of similarly designed, semi-detached houses with driveways or single storey, flat-roofed garages to their sides
- The previous application for a 2-storey extension to the side of this property was refused in March last year due to its design, height, width, bulk and proximity to the west side boundary, resulting in a disproportionately large addition to the property creating a terracing effect and loss of space around the building being out of keeping with the road
- The current application has overcome the previous concerns by making the extension appear more subsidiary in scale compared to the existing house by reducing the width of the 2-storey element, as well as setting it back behind the line of the front wall of the house designing it with a lower ridge height than the main house and introducing dormer windows to the front and rear elevations to incorporate the first floor partly within the roofspace
- The single storey element allows the provision of sufficient space to the side of the property, despite its proximity to the west side boundary

Detailed Design

- Acceptable design
- The materials, roof form and fenestration will be in keeping with the existing house
- The dormer windows introduce a new design element to the pair of semis but are acceptable in that they contribute to the subsidiary perception of the extension compared to the main house

Residential Amenities

- No significant impact on neighbouring light or privacy due to the position of the extensions to the west side of no.2
- Any overlooking to the rear garden of no.2 from the first floor rear elevation window of the flat would be to the rear-most, least sensitive, part of the garden and is a common situation in a built up residential area
- The rear boundary of the site is well-screened by mature trees
- The rear garden is sufficiently large as to provide sufficient amenity area for both the new flat and existing house

Highways

- The existing double garage would be removed
- Access would be via the existing access vehicular access off Nursery Road
- A single garage and 4 on-site parking spaces are proposed, although no parking layout is shown
- There would be room on site to provide adequate on-site parking

Trees

- No trees would be affected

Open Space Provision

- The proposal requires a financial contribution of £934 towards the provision of open space with in accordance with the Development Plan policies.

Planning Obligations/Agreements

In seeking the planning obligation and/or financial contributions for open space, 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 (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following conditions:

Conditions

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 development 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 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

03 Reason: To improve the appearance of the site in the interests of visual amenity.

04 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

04 Reason: To ensure the permanent availability of parking for the property.

05 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

05 Reason: In the interests of highway safety.

06 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 extensions or buildings permitted by Classes A, B, C or E of Part 1 of Schedule 2 of the Order, shall be carried out to the enlarged house hereby approved at no.2 Nursery Road without the prior written consent of the Local Planning Authority

06 To protect the amenities of the locality and to maintain a good quality environment

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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. Provided that the applicant is prepared to make appropriate provision for public open space through the Open Space Funding System, then planning permission be granted subject to the following conditions;

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

Hampshire County Structure Plan Review: UB3, T5, H1,H2, H6, H7, R2

Winchester District Local Plan Proposals: H.1, EN.5, H.7, RT.3, T.9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H.2, DP.3, H.7, RT.3, T.4