

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 June 2005

**Item No:** 24  
**Address:** Braeside Liberty Road Newtown Fareham Hampshire PO17 6LB

**Parish/Ward** Soberton

**Proposal Description:** Raising of roof to provide living accommodation, including 4 no. front dormers; side extension with integral double garage after demolition of garage (REVISED APPLICATION)

**Applicants Name** Mr And Mrs D Nicholson

**Case No:** 05/01575/FUL

**W No:** W00347/04

**Case Officer:** Mr Dave Dimon

**Date Valid:** 24 June 2005

**Delegated or Committee:** Committee Decision

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

**Site Factors:**

Civil Aviation  
County Heritage Site  
Site for Nature Conservation

**SITE LOCATION PLAN**

**Case No:** 05/01575/FUL      **W No:** W00347/04

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**Site Description**

- Braeside is a relatively small bungalow that is set within the ribbon of development on the north eastern side of Liberty Road. The south western side of the road is undeveloped countryside.
- On the north west side is another small bungalow 'Marik' which has a small front extension and dormer windows to the rear, whilst on the south east side the chalet style dwelling 'Oak View' has front dormer windows and rooflights on the rear of roof.
- The dwelling has grey coloured roughcast rendered elevations above a low plinth of painted brickwork and its roof is of brown concrete interlocking tiles.
- The property is sited more to the east side of the plot with a matching single detached garage situated adjacent the north west side boundary and is linked to the dwelling by a screen wall.
- A wide range of types, sizes and designs of property characterise this side of Liberty Road.

**Relevant Planning History**

- W003470 Erection of two detached houses with garages. Refused 17/11/1975.
- W00347/01 Erection of extensions to provide bathroom and porch and erection of garage Permitted 17/11/1975.
- W00347/02 Two storey side extension; raising of roof, conversion of roofspace to living accommodation including 3 no. front dormers and demolition of garage. Withdrawn 14/03/05.
- W00347/03 Raising of roof to provide living accommodation, including 3 no front dormers, side extension with integral double garage after demolition of garage.

**Proposal**

- As per Proposal Description
- This proposal seeks to extend the dwelling by 8.6metres across the width of the plot increasing the frontage to a total of 17.4 metres and leaving gaps of 2.9m and 2.7m to the south east and north west sides respectively.
- The height of the dwelling is also increased to provide a master bedroom plus three other bedrooms and two bathrooms at first floor level within the roof space served by three dormer windows to the front elevation and three cropped gabled projections to the rear elevation.

**Consultations**

Engineers: Highways:

- No new access or alteration to existing access are to occur
- The property currently benefits from having two vehicular access points together with a crescent shaped drive to allow for turning within the site
- It is unlikely that the proposals will cause demonstrable harm to users of the adjoining highway

**Representations:**

- The publicity period for this application does not expire until 25-07-05 and a verbal update of representations received will be given at committee.
- In the case of the similar application W00347/03 (recently refused under delegated powers) the Soberton Parish Council representations and those from 9 neighbouring properties raised the following issues.
  - Plot overdeveloped and out of character with adjacent dwellings
  - Proposal not in accord with Village Design Statement as not subservient to original dwelling.
  - Proposal over dominant in street scene due to mass and height and filling plot width.
  - Proposal not in keeping with character of area.
  - Would result in oppressive obstruction to sunlight and daylight of Marik.

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- Would have detrimental effect on adjoining properties including loss of space between them.
- Design appearance and layout not in scale with plot or other buildings in Liberty Road.
- Highway safety would be reduced increasing risk of accidents through vehicle movements.
- Conversion of two bedroom bungalow to a five bedroom house aggravates imbalance of housing mix in the parish.
- Plan does not accurately show boundaries especially and street scene drawing in its representation of the space between dwellings.
- Levels and drainage not clarified by submitted plans.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1 , UB3

Winchester District Local Plan

- H.2, EN.5,

Winchester District Local Plan Review Deposit and Revised Deposit:

- H.3, DP.3

Supplementary Planning Guidance:

- Soberton Village Design Statement

National Planning Policy Guidance/Statements:

- PPS1 - Delivering sustainable development

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development.
- Impact of development in the street scene and on character of area.
- Impact of the development on the amenities of neighbouring properties.

Principle of development

- The site falls within the defined development frontage where extensions to dwellings is acceptable providing that the proposals are in sympathy with the appearance, and character of the local environment and appropriate in scale, mass, design, materials, layout and siting both in itself and in relation to adjoining buildings, spaces and views.
- Additionally development should have satisfactory means of access, adequate car parking provision and not be detrimental to the amenities or the operation of adjoining uses.

Impact of development in the street scene and on character of area.

- Whilst the proposal represents a significant increase in the scale of the dwelling there are a number of houses and chalet style properties within the development frontage many of which fill the majority of the plot widths concerned.
- Braeside does have one of the widest plots within the development frontage.
- In visual terms the scale of the development has been tempered by the setting back of the double garage element of the extension, which together with the stepping down of the ridgeline helps to articulate the massing of the building whilst allowing the roofspace over to be used together with the rest of the dwelling.
- This breaking down of the mass of the building to define the side addition and garage separately from the main dwelling is repeated on the rear elevation.
- The impact in the street scene will thus be not as dominant due to this visual articulation of what would otherwise be a building of uncharacteristically linear form and scale.

Impact of the development on the amenities of neighbouring properties

- Two aspects of the development need to be considered in terms of its impact on the amenities of neighbouring properties.

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- Firstly whether the increased scale and height of the building will be overbearing. In this regard the height of the building relates sympathetically to the height of dwellings on each side and the cropped gable ends to the roof together with the distance from the adjoining dwellings will mean that there is no adverse impact in terms of the building being overbearing or overshadowing neighbouring properties.
- Secondly the question of overlooking needs to be considered. The formation of first floor accommodation does change the character but first floor windows are only to the front and back and do not make overlooking any worse than is the case with other two storey properties within the frontage.

**Planning Obligations/Agreements**

**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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development 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 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 side elevations of the development hereby permitted.

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

04 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

04 Reason: In the interests of the amenities of the locality.

**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: C1, UB3,

Winchester District Local Plan Proposals: H.2, EN.5,

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