

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 10
Address: 1 Church Cottages Kilmeston Road Kilmeston Alresford Hampshire
SO24 0NL

Parish/Ward Kilmeston

Proposal Description: Two storey rear extension and conservatory to side; convert barn to office use ancillary to residential dwelling house (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Applicants Name S Fox

Case No: 05/00909/FUL

W No: W19484

Case Officer: Ms Nicola Whitehead

Date Valid: 14 April 2005

Delegated or Committee: Delegated Decision

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

Site Factors: Countryside
AONB

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Site Description

- The site is located within the village of Kilmeston outside of the policy boundary in an area designated as countryside and within the East Hampshire AONB.
- The property is the Northern end terrace house of three, it is two storey and of traditional brick and flint construction with a clay tile roof. The cottage was built in 1858 and has since had a flat roof extension to the rear.
- There is a large garden to the front (North) and side (East).
- The site is well screened to all sides by substantial planting and tall trees. The site is slightly elevated from the road and there are partial views over the hedging of the property.
- There is a dilapidated single storey barn in the South East corner of the garden
- The property and gardens are in a state of disrepair and is currently undergoing renovation works.

Relevant Planning History

- n/a

Proposal

- As per Proposal Description

Consultations

AONB

- Impact considered acceptable. Materials should be appropriate (including wood for the conservatory).

Representations:

Kilmeston Parish Council

- Objects
- Loss of outlook to neighbouring property.
- Structures would further enclose the rear garden of the neighbouring property
- Skylight in the barn would be intrusive
- There is a National Trust Covenant stating no external enlargement is permitted

Letters of representations have been received from two Neighbours

- Object
- Extension will affect views from upstairs of the neighbouring properties and light coming into the property
- Intrusion of privacy to neighbouring property

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, C2, E7

Winchester District Local Plan

- EN.5, C.1, C.2, C.19

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, C.1, C.22, C.6, C.7

National Planning Policy Guidance/Statements:

PPS1 Delivering Sustainable Development

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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
- Residential amenities

Principle of development

- The proposals are subject to countryside and AONB policies which aim to preserve and enhance the character of the area.
- The proposals are acceptable in terms of scale, design and impact.
- The property is a small dwelling in the countryside however the proposals will not extend the property more than the permissible 25% therefore the proposals are in line with current policy

Impact on character of area

- The site is well screened by substantial hedge row and trees. From the South the proposals will be screened by the neighbouring properties and to the East and North by the hedge row.
- The proposals will use traditional style materials and the design is sympathetic to the existing building.
- Given the above it is not considered the proposals will have an adverse impact on the character of the area.

Residential amenities

- The proposals are to extend above an existing single storey flat roof extension and to project out by a further 1m into the rear garden.
- The neighbouring property to the North also has an existing flat roof single storey extension in the rear garden which is attached to the site and mirrors the existing conditions on site. Therefore it is not considered that the small increase in depth and addition of a first floor will be overbearing nor result in a loss of light. The additional window to the first floor will be obscure glazed to prevent overlooking and the orientation of the properties means there will be no overshadowing.
- The addition of the conservatory in the rear garden will be 3.5m from the boundary with the neighbouring property. Given this is a glass single storey structure the officer does not consider this will create an oppressive or enclosing environment to the neighbouring property. The South elevation will be conditioned to be obscure glazed given the open nature of the site to prevent a loss of privacy to the rear garden of the neighbouring property.

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.

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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 first floor window(s) in the East elevation of extension hereby permitted shall be glazed in obscure glass and thereafter retained.

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

04 The barn conversion hereby permitted shall only be used for purposes ancillary to the main dwelling house.

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

05 The South elevation of conservatory hereby permitted shall be glazed in obscure glass and thereafter retained.

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

Informatives

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

Hampshire County Structure Plan Review: UB3, C1, C2, E7

Winchester District Local Plan Proposals: EN.5, C.1, C.2, C.19

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, C.1, C.22, C.6, C.7