

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 08
Address: Green Ridge 31 Downs Road South Wonston Winchester Hampshire
SO21 3EU

Parish/Ward South Wonston

Proposal Description: Single storey infill extension to front; alteration of roof to provide first floor accommodation; two storey rear extension

Applicants Name Mr And Mrs Davis

Case No: 05/01351/FUL

W No: W19370/01

Case Officer: Sylvia Leonard

Date Valid: 26 May 2005

Delegated or Committee: Committee

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

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- The site is on the north side of Downs Road within the South Wonston settlement policy boundary
- The premises comprise a detached, hipped roof bungalow with facing brick walls and concrete tiled roof
- Vehicular access is from Downs Road and there is a detached, single garage to the west side of the bungalow with gravelled drive/parking area to the front
- There is a single storey flat-roofed extension to the rear
- This side of the road is characterised by detached bungalows of various designs, including bungalows to both sides of the application site

Relevant Planning History

- W19370 – Raising of roof to provide first floor accommodation; two storey rear extension; single storey front extension and repositioning of garage – Withdrawn – 01/03/2005

Proposal

- As per Proposal Description
- Extensions to front, rear and roof of bungalow to provide new roof level of accommodation and additional accommodation on the ground floor
- The resulting bungalow would have 5 bedrooms and a study
- The existing hipped roof would be replaced with a higher, pitched roof, with cropped gable on the front and full gable on the rear
- The eaves height would remain unaltered and the ridge would be increased from 4.5 m to 6.8 m
- The existing rear, flat-roofed single storey extension would be removed and the dwelling extended out a further 3.5 m to the rear beyond the line of the rear wall of the existing extension
- Proposed materials: facing brick and tile hanging walls and concrete tiled roof to match existing

Consultations

- None

Representations:

South Wonston Parish Council:

- No Comments
- Due to the number of representations to the Council from adjacent householders who are concerned about the proposed development, a meeting of the Council's planning group was called and was attended by 9 members of the public
- This offered residents the opportunity to air their views and concerns

Letters of objection have been received from 5 neighbours:

- Blight on neighbouring properties
- Change to character of the surrounding area
- Triple increase in size of building and change to 2-storey – out of keeping with surrounding properties
- Other nearby extensions are of a smaller size
- Oppressive impact on neighbours
- Loss of privacy to neighbours
- Loss of light to neighbours, particularly the lounge window of no.33
- Precedent for future similar proposals

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- Devaluation of neighbouring properties
- Destruction of harmony of present community
- Noise pollution to the locality
- Prolonged noise and disturbance, including during unsocial hours, and adverse impact on visual amenities of the locality due to applicant carrying out development himself
- Increase in size is outside 'permitted development'
- Concern that 2 businesses may operate from the premises: builder's merchants and child nursery
- A number of changes have occurred to the application site including boundary fencing and a B1 commercial/light industrial workshop, where wood sawing and metal grinding occurs
- Existing noise and disturbance from activities being carried out in the sheds in the back garden
- Loss of light to neighbour from the boundary fencing erected around the rear garden
- The proposal is effectively a demolition and rebuild rather than extension
- It would be inappropriate for the applicants to reside in temporary accommodation in the garden whilst the development is taking place
- Increased proximity to neighbouring property
- The proposal does not compare directly to the other, similarly extended property in the road at no.25
- Fuller consultation should be carried out, including a public meeting organised by the Parish Council

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T2

Winchester District Local Plan

- H.1, EN.5, T.9

Winchester District Local Plan Review Deposit and Revised Deposit:

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

Supplementary Planning Guidance:

- None

National Planning Policy Guidance/Statements:

- PPS1 – Delivering Sustainable Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of Development
- Impact on spatial characteristics of the area/street scene
- Detailed design
- Residential amenities
- Highways
- Trees

Principle of development

- The site lies within the settlement policy boundary where the principle of extending is therefore acceptable

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

- This application is an amendment to the previously withdrawn scheme which was considered by officers to be of an unacceptably large size and design which would impact adversely on the character and appearance of the street scene
- This proposal reduces the bulk of the proposal, most importantly by deleting the previously proposed side projecting element, lowering the eaves height at the rear and cutting it back at the rear so that the rear wall lines up with the rear wall of no.33
- The proposal would be visible from the street scenes of Downs Road and Stainers Lane, due to its increased height and the position of the application property which is sited further forward than no.33
- However, whilst the property would significantly enlarge the existing property and create a roof level of accommodation, this is not considered to be harmful to the street scene.
- The bungalows along this part of the north side of Downs Road are generally low level, without any roof level accommodation, however, the exception is no. 25 which has been added to and significantly enlarged to include roof level accommodation
- The design of the current proposal reflects that of no.25, with cropped gable end on the front elevation, (incorporating high-level, triangular-shaped window) and full gable end to the rear and a similar ridge height and overall length
- In the light of the extension to no.25, would be difficult to sustain an objection to the current proposal on the grounds of impact on character of the area and design
- Although the proposal will substantially increase the size of the dwelling, (with the footprint increasing from approximately 93 sq m to 173 sq m)
- The site is large enough to accommodate the extension proposed, without detriment to the spatial characteristics of the area, given the long depth of the plot (which is a similar to size to that of no.25)

Detailed Design

- Acceptable design
- It will change the existing character of the bungalow but this is acceptable and will be in keeping with the style of no.25 Downs Road
- The facing brick walls and concrete tiled roof match the existing bungalow and are in keeping with the neighbouring properties

Residential Amenities

- There would be no significant loss of light or privacy to no.29 Downs Road due to the distance between the extension and that side boundary, the steeply pitched roof of the extension which slopes away from the side boundary and the high-level velux nature of the first floor windows in the west side elevation
- The extension would lie within 1.0 m of the side boundary with no.33 Downs Road at the closest point and would impact more on that property than on no.29, due to the position of no.33 which is sited so that its front wall aligns with the existing rear main wall of the application property and the ground level height of no.33 which is approximately 0.3 m lower than the application site
- There is a living room window on the west side elevation of no.33 directly opposite the proposed rear extension, which may suffer some loss of evening sunlight
- However, this is not considered to be so harmful as to warrant refusal of the application, given that it is a secondary window to the living room, and the fact the extension is stepped away from the side boundary at that point and there is an existing close-boarded fence along that boundary
- The additional bulk of building is considered to be acceptable, given the steeply sloping roof design which slopes away from the side boundary
- The high level nature of the proposed velux windows in the east side elevation of the roof mean that there would be no direct overlooking to the side of no.33

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- The first floor rear elevation bedroom window would look down on the neighbouring gardens but this would look down onto the rearmost, least sensitive part of the gardens and is a common situation in built-up residential areas
- No impact on the properties to the rear in Stavedown Road due to the 36 m rear back garden depth

Highways

- No impact on existing garaging and parking which will be adequate for the extended property

Trees

- No trees affected

Recommendation

APPROVE: 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or Order revoking and re-enacting that Order with or without modification) no further windows other than those expressly authorised by this permission shall, at any time, be constructed in the east and west side roof planes of the extension hereby permitted, without the prior written consent of the Local Planning Authority.

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

04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or Order revoking and re-enacting that Order with or without modification) no alterations shall be carried out to the windows hereby approved in the east and west side elevation roof planes, without the prior written consent of the Local Planning Authority.

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

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.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

Hampshire County Structure Plan Review: UB3, T2

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

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

03. All work relating to the development hereby approved, including works of demolition, or preparation prior to operations, should only take place between the hours of 0800 - 1800 Monday to Friday and 0800 - 1300 Saturdays and at no time on Sundays and Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under the Control of Pollution Act 1974 may be served

04. No materials should be burnt on site. Where the Health and Housing Service substantiate allegations of statutory nuisance, an Abatement Notice may be served under the Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under the Clean Air Act 1993