

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 09
Address: 34 Stanmore Lane Winchester Hampshire SO22 4AJ

Parish/Ward Winchester Town

Proposal Description: First floor rear extension

Applicants Name Mr Matthew Hill

Case No: 05/01912/FUL

W No: W19697

Case Officer: Sylvia Leonard

Date Valid: 1 August 2005

Delegated or Committee: Committee

Reason for Committee: The application has been submitted by/or on behalf of a Member/Officer of the Council which they have notified to the Director of Development Services

Site Factors:

Civil Aviation

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Site Description

- The site is situated on the south side of Stanmore Lane, within the settlement policy boundary of Winchester
- The premises comprise a detached, 2-storey, pitched roof house with brick and render walls and tiled roof
- It has a 2-storey, pitched roof rear projection and a rear flat-roofed single storey infill extension
- The house is in a raised position relative to the street
- There is no on-site parking/garaging
- The site is surrounded by semi-detached houses to the east side and a detached house to the west side
- The ground levels rise from east to west to that there is a difference of approximately 1.0 m between the application property and the adjacent properties to both sides

Relevant Planning History

- None

Proposal

- As per Proposal Description
- Infill first floor rear extension over the existing flat-roofed single storey extension and to the same depth
- Facing brick and rendered walls and tiled, pitched roof to match existing
- Eaves height and ridge height to match the existing 2-storey rear projection
- The 5.0 m deep extension will extend to the same depth as the existing rear 2-storey projection, resulting in a double-pitched roof, subsidiary, 2-storey projection across the width of the house
- It would be sited within 1.0 m of the side boundary with no.36 and will provide a bedroom

Consultations

- None

Representations:

- One letter of objection has been received from a neighbour:
- Loss of privacy
- Loss of light
- Impact on quality of life during construction period

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 relevant

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National Planning Policy Guidance/Statements:

- PPS 1 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
- Trees

Principle of development

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

Impact on character of area

- No significant impact on the character of the area
- The extension would be barely visible from the street scene
- No impact on the spatial characteristics of the area due to the infill nature of the extension
- The site has a very long rear garden depth which can easily accommodate the enlarged house

Detailed Design

- Acceptable design
- The materials, roof form and fenestration design would be in keeping with the main house and the extension would be subservient in scale to the main house

Residential Amenities

- Due to the infill nature of the extension, the only property affected would be the neighbouring house at no.36
- The extension would project some 3.0 m beyond the line of the rear wall of that property, and be situated to its south-east side
- There would be some loss of morning light to the patio area of 36 which is adjacent to the proposed extension, however, this is not considered to be as significant as to warrant refusal of the application, given the large rear garden of that property
- No windows are proposed in the west side of the extension and this needs to be conditioned to remain the case to avoid unacceptable loss of privacy to the rear garden/patio area of 36 and its living room, given the double-sized patio doors in the rear elevation of that property
- The two new first floor windows proposed in the existing house on the west side elevation are indicated to be obscure-glazed, serving a bathroom and ensuite, and this needs to be conditioned to remain the case, given the clear-glazed windows at ground and first floor on the east side elevation of no.36
- The new rear elevation first floor bedroom window in the extension would look down towards the rear-most, least-sensitive part of the neighbouring garden and is an acceptable situation in a built-up residential area, and the impact would be further mitigated by the mature landscaping along the boundary between the rear gardens of nos 34 and 36

Trees

- No impact on any trees

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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 first floor or roof level windows other than those expressly authorised by this permission shall, at any time, be constructed in the west side elevation of the dwelling as extended by this permission.

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

04 The first floor windows in the west side elevation of the dwelling hereby permitted shall be glazed in obscure glass and thereafter retained

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

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: 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.