

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2005

Item No: 05
Address: Brook Nest, New Road, Swanmore, Southampton, Hampshire SO32 2PF

Parish/Ward Swanmore

Proposal Description: Two storey rear extension with patio area; 2 no conservatories to sides; enlargement of front porch

Applicants Name Mr and Mrs Exell

Case No: 05/01453/FUL

W No: W19625

Case Officer: David Cunningham

Date Valid: 10 June 2005

Delegated or Committee: Committee Decision

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

Site Description

- Brook Nest is a detached two storey dwelling, with a later 1½ storey side extension to the north east elevation, a single storey glazed extension to the south west elevation and an extension to the rear with dormers at first floor level.
- The original dwelling is painted with a slate roof and the later extension is brick and flint, with a slate roof.
- There are three dormers to the rear elevation which have pitched gable roofs with slate cheeks.
- The site has a good size garden to the rear, which is enclosed by a hedge and fence along the south west boundary and a low fence in the immediate vicinity of the dwelling turning into substantial vegetation along the north east boundary.
- The site is highly visible from the recreation ground to the south-west, a footpath to the north east and New Road itself.

Relevant Planning History

- No applications since 1974

Proposal

- As per Proposal Description
- The glazed extension to the south west elevation is to be replaced with a conservatory.
- The two storey rear extension has two dormers windows on each side elevation, giving a total of 4 and a balcony to the rear elevation.
- Proposed materials are brick and flint with a slate roof.
- The porch is proposed to be rendered.

Consultations

- None

Representations:

Swanmore Parish Council

- Support – however, the Committee strongly recommend that the design of the front porch be reconsidered as they consider it to be out of character.

No letters of representation have been received

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, UB3

Winchester District Local Plan

- C1, C2, C4, C5, C19, EN5,

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C3, C4, C22, DP3

Supplementary Planning Guidance:

- Swanmore Village Design Statement

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development
- PPS 7 Sustainable development in rural areas.

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area

Principle of development

- Extensions to dwellings in the countryside are acceptable subject to a number of criteria.
- The site also falls in the Local Gap and therefore those policies must also be considered.
- The proposed rear extension is full two storey height with a double gable to the rear with a valley gutter in between.
- The ridge height of the extension is higher at 6.15m than that of the original dwelling and the extension is also slightly cut down into the ground.
- The extension runs the full width of the original dwelling, is 7.9m wide and measures 4.9m in depth.
- Policies against which extensions in the countryside should be considered also indicate that they should accord with EN5 (WDLP) and DP3 (Review and Revised Deposit).
- This policy indicates that extensions should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials, etc, both in itself and in relation to adjoining buildings, spaces and views.
- The proposed rear extension is considered unacceptable when considered against this policy, as the extension dominates the existing dwelling due to its scale, massing and design.
- The proposed extension includes a total of four dormer windows, two on each side elevation.
- Although there are existing large unsightly dormers to the rear of the property, they are not considered to be in character with the dwelling. Therefore the introduction of side dormers in a more prominent position on the dwelling, is still not considered to be in character, would be more intrusive and is unacceptable.
- The porch to the front elevation, although large, is considered acceptable in principle but its design is not complementary to the dwelling.
- The conservatory to the south west elevation, replaces an existing structure and the new smaller conservatory to the north-east elevation is also considered acceptable.

Impact on character of area

- The site falls in designated countryside and a local gap.
- A recreation ground / play area lies to the south west of the site and footpath 9 is approximately 90m to the north east of the site.
- The site is highly visible from both the recreation ground / play area and the footpath.
- Both policies C19 (WDLP) and C22 (Review and Revised deposit) indicate that proposals should not result in increased intrusion by virtue of size, design and siting.
- Due to the size, scale and mass, officers consider that the proposal would be highly visible and prominent when viewed from the footpath and the play area and that this increased visual intrusion is unacceptable when considered against the relevant policies.
- Policy C5 in the WDLP and C4 of the local plan review seek to limit the built development in a local gap and the supporting text to policy C4 indicates that the Local Planning Authority should have particular regard to the effect of development on the function and appearance of the local gap and should not normally grant permission for development which would diminish such gaps visually or physically.
- Officers are of the view that the proposal, due to its scale, mass and design would have a harmful impact on the local gap which is contrary to policy.

Recommendation

REFUSE – subject to the following refusal reason(s):

Reasons

1. The proposed development is contrary to policies C1, C2, UB3 of the Hampshire County Structure Plan and proposals C1, C2, C4, C5, C19, EN5 of the Winchester District Local Plan, and would be likely to prejudice proposals C1, C3, C4, C22, DP3 of the Deposit and Revised Deposit Winchester District Local Plan (Review) in that it would:
 - (a) represent an undesirable extension of a building which because of its design, scale and mass would be out of keeping with its surroundings and detrimental to the character of the area;
 - (b) represent an undesirable intrusion into an area which is intended to be retained as a Local Gap between Bishop's Waltham - Swanmore - Waltham Chase - Shirrell Heath

Informatives

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

Hampshire County Structure Plan Review: C1, C2, UB3

Winchester District Local Plan Proposals: C1, C2, C4, C5, C19, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C3, C4, C22, DP3