

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2005

Item No: 07
Address: Church Height, Shoe Lane, Upham, Hampshire SO32 1JJ
Parish/Ward Upham
Proposal Description: Single storey rear extension with bay window and balcony over
Applicants Name Mr And Mrs G Price
Case No: 05/01452/FUL
W No: W16314/03
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 Factors: Frontage Development
Civil Aviation
Conservation Area
Tree Preservation Order
Within 50m of Listed Building
Adjoining Public Right of Way

Site Description

- Large 2 storey detached dwelling of brick construction in an 'L' shaped design
- The property includes two previous extensions carried out in 2000 and 2004
- The site is included in the Upham Conservation Area
- Large rear garden that extends to approximately 80 metres between the rear boundary and the rear wall of the dwelling
- A public footpath runs along the eastern side of the property which links Shoe Lane to Church Street via the church cemetery and the church yard
- There is an existing mature hedge that acts as a buffer between the plot and the public footpath
- This hedge is approximately 2 metres in height and is raised up approximately 1.5 metres from ground level, giving an overall height of approximately 3.5 metres
- The western boundary has mature vegetation running along the western boundary of the site
- There are already large windows at the upper level that face south towards the church and the adjoining cemetery

Relevant Planning History

- W16314 – Replacement dwelling with triple garage, swimming pool enclosure and associated works (*Application Permitted 13/04/2000*)
- W16314/01LBCA – Demolition of existing dwelling and erection of replacement dwelling and associated works (*Application Permitted 13/04/2000*)
- W16314/02 – Conversions of loft over garage to studio and loft over swimming pool to gym with 4 no. dormer windows and 2 no. rooflights (*Application Permitted 05/03/2004*)

Proposal

- As per Proposal Description
- The proposed development will extend a further 2 metres at the ground level and a further 2.5 metres at first floor level
- Conservation velux windows have also been added to the eastern elevation to increase natural light – see amended plans

Consultations

Conservation:

- No objection subject to a condition ensuring the brickwork and fenestration match the existing building

Representations:

Upham Parish Council

- Objects to application – It feels that the scale and mass of the dwelling is already very large and that these alterations would be an intrusion on the churchyard adjoining particularly weddings and funerals and also on the neighbours. Following a meeting with planning representatives from WCC in the past, surprise was expressed by them at the impact of this development on this part of the village and the Parish Council would not wish to see it increase

Letters of representations have been received from 2 Neighbours both objecting

- Overlooking to adjoining residential properties
- Further extension to dwelling will have detrimental harm to the built and natural environment
- Adverse impact on the adjoining graveyard when formal burial ceremonies take place
- If hedge between Church Height and graveyard were to be maintained at its present height by current and future owners, then the possibility for intrusion would not be of such concern

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, E16

Winchester District Local Plan

- C1, C2, C19, HG5, HG6, HG7, HG23, EN5, H2

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C22, HE4, HE5, HE16, H3, DP3

Supplementary Planning Guidance:

- Upham Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPS 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Residential amenities
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of development

- The site falls within the development frontage of Upham as identified in the adopted local plan and the local plan review
- Policies H2 and H3 both support the principle of development
- The key planning consideration, therefore, is the impact of the development on the amenity of adjoining land uses

Impact on character of area

- This small extension is sited towards the rear of the dwelling and will not be visible in the streetscene
- While it is accepted that other extensions have been carried out towards the front of the dwelling, this proposal must be assessed on its own merits

Residential amenities

- The nearest neighbour (known as 'The Old Rectory') is located some 70m away
- This is considered to be an acceptable distance to ensure no overlooking occurs
- The adjoining graveyard to the east is protected by a raised hedge which has been conditioned to ensure its retention at its current height

Comments on representations

- The development will not result in overlooking to 'The Old Rectory' due to the distance of 70m
- The churchwarden has noted that if the hedge could be retained in its current form, the potential for intrusion will be minimised
- The Council has conditioned the retention of the hedge at its current height

Historic heritage/conservation area/listed building

- Due to the distance of the church being in excess of 80 metres and the vegetation screening between the 2 plots, it is considered there will be no impact on the setting of the listed building
- The extension is sited towards the rear of the building and will not adversely impact the Conservation Area

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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.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 The brickwork and fenestration to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

03 The hedgerow identified on the site plan shall be retained and maintained at a minimum height of 2 metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

Reason: In the interests of the visual amenity of the area and to protect the privacy of the adjoining churchyard

Informatives

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.

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

Hampshire County Structure Plan Review: C1, C2, E16

Winchester District Local Plan Proposals: C1, C2, C19, HG5, HG6, HG7, HG23, EN5, H2

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C22, HE4, HE5, HE16, H3, DP3