

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 05  
**Address:** 7 Campion Way, Kings Worthy Hampshire SO23 7QP

**Parish/Ward** Kings Worthy

**Proposal Description:** Raise of roof to provide 1st floor living accommodation including rooflights

**Applicants Name** Mrs Shirley Burwell

**Case No:** 05/01512/FUL

**W No:** W02625/05

**Case Officer:** Lorna Hutchings

**Date Valid:** 17 June 2005

**Delegated or Committee:** Committee Decision

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

**Site Factors:**

Civil Aviation

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### Site Description

- Single storey brick property situated in the centre of Kings Worthy to the west of Campion Way.
- The road comprised a mixture of architectural styles and a mixture of single storey, chalet and 2 storey houses.
- The road is also characterised by large deciduous trees along the northwestern side which are also in front of no. 7.
- No 7 is bounded by a solid coniferous hedge to the southern side and along most of the front allowing for access, and a close boarded fence to the northern side. There is space for some parking in front of the bungalow on the gravelled driveway with amenity space to the rear.
- The end of Lynn Way cul de sac abuts the western boundary.

### Relevant Planning History

**W02625** Erection of 2 bungalows with garages, following demolition of existing bungalow - Byways 7 Campion Way Kings Worthy Hampshire SO23 7QP - Application Permitted - 01/11/1976

**W02625/01** Erection of a bungalow and garage - Byways 7 Campion Way Kings Worthy Hampshire SO23 7QP - Application Permitted - 14/12/1976

**W02625/02** *Erection of single storey extension to provide additions to lounge and kitchen - Byways 7*

*Campion Way Kings Worthy Hampshire SO23 7QP - Application Permitted - 22/05/1979*

**W02625/03** (AMENDED DESCRIPTION) 1 No detached chalet bungalow and new vehicular access-

OUTLINE - Adj 7 Campion Way Kings Worthy Winchester Hants SO23 7QP - Application Permitted - 06/11/1997

**W02625/04** Detached four bedroom dwelling with integral single garage and new access - Adj 7 Campion Way Kings Worthy Winchester Hants SO23 7QP - Application Permitted - 04/03/1999

### Proposal

- Raising roof by 3.3m with steeper pitch to 42.5deg.
- 2 new bedrooms on 1<sup>st</sup> floor with 2 en suite bathrooms.
- Flat roof single storey rear extension to remain.

### Consultations

#### Landscape:

- There are some trees worthy of retention, retained tree and tree protective fencing recommended.

### Representations:

#### Kings Worthy Parish Council

- Object – the proposed development would be out of keeping with the surroundings and result in an excessive building bulk.

#### Letters of representations have been received from 02 Neighbours

- No. 7a concerned with loss of privacy by rooflights proposed and so requests that they are obscure glazed and non opening.
- No. 10 opposite comments that the trees to the front are important and should be retained and that the large window on the front elevation should be smaller so that it would be more in keeping.

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**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3.

Winchester District Local Plan

- H1, EN5.

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, DP3.

Supplementary Planning Guidance:

None.

National Planning Policy Guidance/Statements:

- PPS1 Planning for Sustainable Communities.

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/street scene
- Detailed design
- Residential amenities
- Comments on representations

Principle of development

- The proposal site is within the main settlement boundary of Kings Worthy and therefore the principle of extending is acceptable subject to other material considerations.

Impact on character of area/street scene

- There is no uniform character along Campion Way and there are 2 storey properties immediately adjacent and opposite the proposal site of differing design, scale and building bulk.
- Therefore it is considered that the proposal will look appropriate within the street scene and will not harm the character of the area. There are larger and more bulky houses within Campion Way and the proposed extension will sit well within the plot and will be screened by the mature trees to the front, protected through condition.

Detailed design

- The proposal is designed so that the features are in keeping with the existing property; the eaves will be overhanging, tile hanging to front and rear first floor and the chimney will be extended.
- The casements of the proposed large window at the front of the property are a little smaller than the existing on the ground floor however it fits well into the width of the elevation and is therefore considered to be acceptable. The other windows proposed match the style of the existing.

Residential amenities

- A condition to obscure glaze upper windows to the proposal is recommended to assist with the protection of residents privacy. As the windows are for bathrooms and a hallway and not main living areas it is not considered necessary for them to be non opening.
- The proposal will sit well within the plot and benefits from effective boundary treatment and so it will have no detrimental impacts on the existing residents.

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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.

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

02 The materials to be used in the construction of the external surfaces of the extension 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 In this condition "retained tree" means an existing tree which is to be retained and shall include those trees to the front southeast part of the site, and paragraphs (a) and (b) below shall have effect until the expiration of (5 years) from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

03 Reason: To ensure the protection of trees which are to be retained.

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

04 Reason: To protect the amenity and privacy of the adjoining 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.

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

Hampshire County Structure Plan Review: UB3.

Winchester District Local Plan Proposals: H1, EN5.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, DP3.