

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	06/02317/FUL	Valid Date	28 July 2006
W No:	19050/01	Recommendation Date	19 September 2006
Case Officer:	Mr Ian Cousins	8 Week Date	22 September 2006
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Variation of Condition 5 of W19050 (Access to flat roof)

Site: 18A St Faiths Road Winchester Hampshire SO23 9QB

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y	N	N	Y

DELEGATED ITEM SIGN OFF

APPROVE Subject to the condition(s) listed		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

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Item No: ITEM 04
Case No: 06/02317/FUL / W19050/01
Proposal Description: Variation of Condition 5 of W19050 (Access to flat roof)
Address: 18A St Faiths Road Winchester Hampshire SO23 9QB
Parish/Ward: Winchester Town
Applicants Name: Mr John Alexander
Case Officer: Mr Ian Cousins
Date Valid: 28 July 2006
Site Factors: Conservation Area: Winchester Conservation Area
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received

Site Description

The property is a building of contemporary design with the accommodation provided on two floors and offers a visual contrast to the predominately Victorian street scene. The property is built up to the front boundary at single storey rising to two storey 8.5 metres from the front of the property. The property is fully enclosed to all boundaries by a wall approximately 2 meters in height with a courtyard to the rear. The land in the vicinity of the building is essentially level.

Proposal

The proposal is to amend condition 5 of the original planning approval for the extension of the property (W19050) that states 'No access shall be provided to the flat roof identified on drawing no P:1:02:B.'. The applicant has requested the condition to be amended to allow access solely for the purposes of construction of the extension works and subsequent maintenance.

Relevant Planning History

W19050 - First floor extension including extension to front and associated works - 18A St Faiths Road Winchester Hampshire SO23 9QB - Application Permitted - 01/10/2004

Consultations

None

Representations:

City of Winchester Trust: No Comment

11 letters received objecting to the application for the following reasons:

- Use of roof as garden/terrace
- Increased overlooking
- Increased noise level from use of roof

0 letters of support received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3

Winchester District Local Plan Review:

DP3

National Planning Policy Guidance/Statements:

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PPS 1 Delivering Sustainable Development

Planning Considerations

Principle of development
Impact on character of area and neighbouring property

Principle of development

Section vii of Policy DP3 of the Winchester District Local Plan Review requires that development does not have an unacceptable adverse impact on adjoining land, uses or property. The proposal seeks to allow access onto the flat roof of the dwelling house from a door at first floor level only to facilitate construction and subsequent maintenance of the approved extension works which have not been completed. The proposal does not seek access to facilitate the use the adjoining flat roof as a roof garden/terrace and is therefore considered to be in accordance with adopted local plan policy.

Impact on character of area and neighbouring property

The proposed amendment to the condition is only to allow access on the roof for the purposes of construction and subsequent maintenance. It is considered that, as the proposal is not to allow access onto the roof for the purposes of using the area as ancillary amenity space for the occupants, the variance of the condition will not result in any material harm to adjoining land, uses or property. There are no changes proposed to the building other than the replacement of a window by a door, and subsequently, this proposal will not materially affect the character of the area.

Other Matters

Many of the objections that have been received have commented on the design of the building and the impact it has had on the street scene and the wider environment. This application does not propose any physical changes that would affect the building in its built form and has therefore not been a consideration in reaching this recommendation.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

1 The access hereby permitted shall be used solely for the purposes of gaining access on to the roof to enable construction and subsequent maintenance and shall not be used to facilitate the access to the adjoining roof space to be used as ancillary amenity space.

Reason: To allow the building to be built and subsequently maintained and to protect the amenity of adjoining land, uses or property.

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.

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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 Review: DP3