

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 29 March 2001

Winchester City
Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	07/00023/FUL	Valid Date	5 January 2007
W No:	19521/03	Recommendation Date	7 March 2007
Case Officer:	Miss Megan Birkett	8 Week Date	2 March 2007
		Committee date	29 March 2001
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Raising of roof to provide additional living accommodation including two storey front extension
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Site:	2 Nuns Road Winchester Hampshire SO23 7EF
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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	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

6th March 2007 dwg no. 201 Rev A, 301 Rev A, 303 Rev A

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Item No: Item 5
Case No: 07/00023/FUL / W19521/03
Proposal Description: Raising of roof to provide additional living accommodation including two storey front extension
Address: 2 Nuns Road Winchester Hampshire SO23 7EF
Parish/Ward: Winchester Town
Applicants Name: Paul Ledger
Case Officer: Miss Megan Birkett
Date Valid: 5 January 2007
Site Factors: Winchester Conservation Area

Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received. The application has been amended with changes made to the roof lights so that those on the eastern elevation are non-opening and obscure glazed.

Site Description

This two storey detached Victorian house has brick elevations beneath a slate roof and lies within the Hyde Conservation area and within the development boundary of Winchester, is close to the corner of Nuns Road and Saxon Road. Nuns Road is located to the north of the property and to the western side of the house runs a single track called Nuns Walk that provides access to three houses to the south and is also a walkway along the river that runs parallel to the west of this.

The dwelling house is situated on a relatively large plot with parking to the front of the house and a car port and parking to the rear accessed along Nuns Walk. Along the boundaries there is a 1.8m high close boarded fence with small trees along the western boundary. The house has a small conservatory to the south east corner of the dwelling (built under Permitted Development Rights) and no other previous extensions.

The surrounding properties are predominantly semi-detached Victorian houses apart from the corner plots within this area that are detached dwellings.

Proposal

The proposed development involves extending and raising the roof of the house, including the formation of the gable ends, in order to provide additional living accommodation within the extended loft space. The proposal would have roof lights on the south, west and eastern elevations although amended plans have been submitted proposing the roof lights on the eastern elevation to be non-opening and obscure glazed. Additionally it is proposed to erect a small two storey extension on the north west corner of the building.

Relevant Planning History

- None relevant

Consultations

Conservation: The proposals for 2 Nuns Road have been altered since pre application advice was given; the ridge is now lower than that of the existing building. Conservation considers that this application is now in accord with conservation area policies and no objection is raised.

Representations:

City of Winchester Trust: This clear presentation would be even better if perspectives of the scheme were included for comparison with the photographs that are provided.

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

- This would alter the visual character of the area; the uniqueness of this dwelling will be lost. It will have an impact on the character of the conservation area and the townscape of this junction of Nuns Road.
- Contrary to policy HE5 in that it results in the loss of features that contribute to the character and appearance of the area.
- This results in a significant increase in the property's massing and bulk.
- Overlooking to Number 4 Nuns Road from the roof lights affecting the privacy.
- Overshadowing to 4 Nuns Road.

Reasons aside not material to planning and therefore not addressed in this report:

- The applicant wishes to extend this property based on property development.

4 letters of support received:

- This is a reasonable development for this plot.
- In character with the other houses on Nuns Road many of which have loft conversions.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, E15

Winchester District Local Plan Review

DP3, HE4, HE5

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 15 Planning and the historic environment

Supplementary Planning Guidance

Winchester Conservation Area Project

Planning Considerations

This application relates to the raising and extending of the roof and a small two storey addition to the front of the dwelling incorporating a porch. The character of the area is very distinctive with the conformity of scale and design that most Victorian houses have.

Principle of development

The principle of extending existing residential properties is acceptable providing a development relates sympathetically to its setting, neighbouring properties and land uses.

New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not normally be permitted.

Impact on character of area

When determining planning applications within conservation areas the council is required to pay special attention to preserving or enhancing the character or appearance of that area. This house is one of many similarly designed dwellings within the area of Hyde. However unlike the properties to the east, which are mainly pairs of semi-detached houses, this is a corner plot occupied by a detached dwelling. It is acknowledged that the proposed roof alterations would raise the side walls and overall height of the building along its frontage with Nuns Road by 1m

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and that the walls would, as a result, increase the mass and scale of the dwelling. Nevertheless, the ridge height of the new roof facing Nuns Road would be just 0.1m higher than the ridge of the neighbouring house to the east. It is considered that the enlarged property would not appear as an intrusive or incongruous development and the design and form of the proposed roof and corner extension would relate sympathetically to the buildings setting when viewed in relation to the other properties in this part of Nuns Road and when seen from Nuns Walk.

It is further considered that the architectural detailing, including the fenestration and roof lights, would be broadly in keeping with the area's character and the scheme would retain important elements of the existing building such as the two storey bay feature on the front elevation.

Impact on neighbouring properties

The proposal to extend the porch area to the front of the house is considered acceptable as this is in keeping with the other neighbouring properties within the area. This would cause no material harm to any neighbouring properties given that it is located on the west side of the house away from the closest houses in Nuns Road.

The roof extension has roof lights proposed on the eastern elevation, but it is considered that there will be no material planning harm to the neighbouring properties as the roof lights are proposed to be non-opening and obscure glazed. It is considered that the roof light on the southern elevation would result in minimal overlooking to the neighbouring property, No.4 Nuns Road as this is fronting the rear garden. In addition the roof, in its extended form, will not have an overbearing impact upon this neighbour.

Landscape/Trees

There will be no trees or landscaping affected by this planning application.

Highways/Parking

The parking is remaining the same; no additional parking is needed for this development.

Recommendation

Application Permitted subject to the following condition(s):

01 The development hereby permitted shall be begun before the expiration of three 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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 The development hereby permitted shall be constructed using windows to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

03 Reason: To maintain the architectural interest of the building.

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04 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

04 Reason: To protect the character and appearance of the (listed) building.

05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no roof lights other than those expressly authorised by this permission shall, at any time, be constructed in the eastern elevation(s) of development hereby permitted.

05 Reason: To protect the amenity and privacy of the adjoining residential properties.

06 The roof lights in the eastern elevation of development hereby permitted shall be non-opening and glazed in obscure glass and thereafter retained.

06 Reason: To protect the amenity and privacy of the adjoining residential properties.

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: UB3, E16

Winchester District Local Plan Review Proposals: DP3, HE4, HE5