Winchester City Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER SIGN OFF SHEET

Case No:	07/00777/FUL	**Valid Date**	26 March 2007
W No:	13542/03	**Recommendation Date**	8 May 2007
Case Officer:	Mr Nick Fisher	**8 Week Date**	**21 May 2007**
		Committee date	**25 April 2002**
Recommendation:	**Application Permitted**	**Decision:**	**Committee Decision**

Proposal:	Single and first floor extensions to create annexe; dormer windows to create rooms in roof

Site:	The Garden House Brandy Mount Westfield Road Cheriton Alresford

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

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed		
	Signature	**Date**
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:- NA

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 April 2002

Item No:	7
Case No:	07/00777/FUL **/** W13542/03
Proposal Description:	Single and first floor extensions to create annexe; dormer windows to create rooms in roof
Address:	The Garden House Brandy Mount Westfield Road Cheriton Alresford
Parish/Ward:	Cheriton
Applicants Name:	Cllr And Mrs Harry Verney
Case Officer:	Mr Nick Fisher
Date Valid:	26 March 2007
Site Factors:	
	Within 50m of Listed Building Site within a Conservation Area.

Recommendation: Application Permitted

General Comments

This application is reported to Committee because the applicant is a Councillor.

Site Description

The dwelling subject to this application is a large brick built, detached dwelling house constructed in the mid 1960s. The site is located within the Cheriton Conservation Area. The dwelling is located within a large curtilage / garden area. The garden area contains mature trees and bushes and is enclosed by substantial walls and hedgerows. The dwelling-house is set back by 60metres from the highway (C161) to the south east. Due to the distance between the highway and the road and prominence of mature trees and vegetation to the property is not easily seen from the road. There are several two storey dwellings to the east of the site, due to the existing boundary treatment the building is not prominent or intrusive when viewed from these properties.
There is a tennis court owned by the applicant and public recreational ground to the north west of the site. St Michaels Church and The Old Rectory are located to the east of the site. Due to the existence of mature trees and hedging the property is not prominent for these locations.

Proposal

It is proposed to erect a single storey and associated first floor extension to create an annexe to be used in association with the existing dwelling. It is proposed to insert dormer windows within the roof space. It is also proposed as part of the scheme, to replace the windows, render the exterior of the property and re-roof the dwelling with slate tiles, to give the property a more traditional appearance, these works in isolation do not require planning permission.

Relevant Planning History

W13542/01 Construction of macadam tennis court and perimeter fence - The Garden House Westfield Road Cheriton Alresford Hampshire SO24 0QQ - Application Permitted - 08/03/1994

W13542/02TP Fell 4 No: Hazels to ground level, remove bottom 3 branches on 1 No: Canadian Maple, remove new **OCA** growth from 5 No: Lime trees - The Garden House Westfield Road Cheriton Alresford Hampshire SO24 0QQ - Application Withdrawn - 31/01/2005

W13542/TPO Felling of 1 no Willow tree and 34 no Norway Spruce trees - The Garden House Westfield Road **CA** Cheriton Alresford Hampshire SO24 0QQ - Permitted Development - 08/03/1994.

Consultations

Conservation: No objection. The proposal does not conflict with adopted policy.

Engineers: Highways: The application does not include any significant highway implications.

Landscape: No comment

Representations:

Cheriton Parish Council: No objection. The Parish consider that the external changes to the building are beneficial to the appearance and character of the building. However, they also consider that the scale of the proposed extension / annexe may be large in relation to the building, the design lacks integration and the resulting development may appear to be two dwellings.

One letter of support received. – The author supports the development but expresses concern that the render may be too bright. The supporter requests that the Local Planning Authority gain a sample of the render before development commences.

Relevant Planning Policy:

Hampshire County Structure Plan Review: UB3,

Winchester District Local Plan Adopted 2006: DP1, DP3, DP4, HE4, HE5,

National Planning Policy Guidance/Statements:
PPS 1 Delivering Sustainable Development
PPS 7 Sustainable Development in Rural Areas
PPG 15 Planning and the historic environment

Planning Considerations

Principle of development
Impact upon the character of the area
Design considerations
Amenity considerations.

Principle of development
The principle of extending the dwelling to create an annexe, inserting dormer windows within the roof space and renovating the exterior of the building is considered to be acceptable. It is considered that the proposal accords with the adopted polices contained within the Adopted Local Plan. It is considered that the proposed extension and roof alterations are subservient to the dwelling and well designed. It is considered that the proposed external alterations to the existing building will significantly improve the appearance and character of the dwelling.

With regard to the proposed annexe, the applicant intends to use this in association with the main dwelling. It is not intended to create a separate unit of accommodation at the site. It should be noted that condition three prevents the creation of a separate unit of accommodation at the site.

Impact on character of area and neighbouring property
The proposed extensions and alterations to the property are not considered to have a detrimental impact upon the character and appearance of the Conservation Area or village. Due to the location of the site in relation to the highway and prevalence of mature trees and vegetation within

the site, the dwelling and proposed additions will not appear to be prominent within the street-scene.

Design considerations.

The proposed single storey addition and two storey extension above the existing flat roofed extension are both well designed and subservient to the main dwelling. The proposed addition of four dormer windows is considered to be acceptable. The dormers are well proportioned and will relate well to the size and form of the dwelling. The external alterations / renovation to the building are considered to improve the appearance and character of the dwelling. Condition 02 requires the submission of materials for approval before the scheme is constructed.

Amenity considerations

Due to the secluded nature of the site, position of the building in relation to the boundaries and prevalence of mature vegetation, the proposals will not introduce overlooking, loss of light, or overshadowing upon nearby dwellings. The proposed additions do not appear to be prominent / intrusive from neighbouring properties.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

1 The development hereby permitted shall be begun before the expiration of three 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 (as amended).

2 No development shall take place until details and samples of the roofing material and colour of the proposed render materials to be used in the construction of the new extension and renovation of the dwelling 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.

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

3 The annexe / new accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The dwelling-house extended as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation.

Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

Informatives:

1. 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 Adopted 2006: DP1, DP3, DP4, HE4, HE5,