Winchester City Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER SIGN OFF SHEET

Case No:	07/02298/FUL	**Valid Date**	4 October 2007
W No:	20865	**Recommendation Date**	23 November 2007
Case Officer:	Mrs Jill Lee	**8 Week Date**	**29 November 2007**
		Committee date	**13 December 2007**
Recommendation:	**Application Permitted**	**Decision:**	**Committee Decision**

Proposal:	Two storey side and rear extension and single storey front extension (AMENDED DESCRIPTION)

Site:	16 Shelley Close Winchester Hampshire SO22 5AS

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
NO	No	No	Yes	No	No	Yes

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	**REFUSE** for the reason(s) listed	
	Signature	**Date**
CASE OFFICER		23/11/2007.
TEAM MANAGER		

AMENDED PLANS DATE:- additional plan indicating obscure glazed balcony screen 19th November 2007 drawing reference 05.

Item No:	Item 2
Case No:	**07/02298/FUL / W20865**
Proposal Description:	Two storey side and rear extension and single storey front extension (AMENDED DESCRIPTION)
Address:	16 Shelley Close Winchester Hampshire SO22 5AS
Parish/Ward:	Winchester Town
Applicants Name:	Mr and Mrs Curtis
Case Officer:	Mrs Jill Lee
Date Valid:	4 October 2007
Site Factors:	TPO on adjacent land.
Recommendation:	Application Permitted

General Comments

This application is reported to Committee at the request of Councillor Barratt, whose request is appended to this report.

Site Description

The application site is a residential plot on the northern side of Shelley Close, Winchester. To the north of the site boundary is Western School, to the west the protected mature tree belt which runs along the bottoms of the gardens of the houses fronting Chilbolton Avenue and to the east a similar two storey modern house.

The site currently contains a modern two storey house with a detached double garage and driveway to the side. The front garden is enclosed by a conifer hedge. There is a hedge to the rear boundary and a close boarded fence between the site and the next door neighbour.

The character of the area is that of spacious detached houses set back from the road.

The mature belt of beech trees to the rear of the site is a significant feature, the scale of which dominates the houses at this end of Shelley Close.

Proposal

It is proposed to construct a single storey front extension and a two storey side and rear extension to provide an extended kitchen and utility room at ground floor with a bedroom, dressing room and en-suite facilities at first floor, with a balcony accessed from the rear bedroom. The two storey side extension will extend to the existing double garage and will be 2m in width. The single storey front extension will project forward of the existing building line by 3m and the two storey rear extension will project behind the rear building line by 2m. The closest edge of the proposed balcony will be approximately 8m from the boundary with the neighbouring property. It is proposed to construct the extension in materials to match the existing house and there will be an obscure glazed screen to the side of the balcony to prevent direct overlooking into the neighbours garden, which is at a slightly lower level. The existing parking for the property will remain unaltered.

Relevant Planning History

There is no planning history on this site.

Consultations

None undertaken:

Representations:

City of Winchester Trust: - no comments to make on the application.
2 letters received objecting to the application for the following reasons:

- The existing mature trees may be threatened by excavations for the extension.
- No particular issue with the side and rear extension but object to the single storey front extension. It will take up most of the front garden.
- Properties built to be symmetrical and not protrude past each other.
- Designed to be open plan with no high walls in the front gardens.
- Extension to front will alter street scene to detriment of all concerned.
- Proposed windows to front extension are massive and out of character with the existing properties and will cause loss of privacy to Number 13 opposite.
- Design out of keeping with area.
- Overdevelopment of the site.
- Adverse impact on neighbours.

Relevant Planning Policy:

Winchester District Local Plan Review
DP3

Planning Considerations

Principle of development
The application site is located within the settlement boundary of Winchester, where the principle of extensions to residential properties is accepted subject to normal development control criteria such as design and impact on neighbours.
The impact of the proposed extensions has been assessed in accordance with WDLPR policy DP3 and found to be acceptable therefore the principle of the development is accepted.

Impact on character of area and neighbouring property
The application site has a neighbour on the eastern side only being at the head of the cul-de-sac. The proposed extensions are on the western side, thus minimizing any impact on neighbours. Any potential for overlooking from the balcony proposed on the rear elevation has been addressed by the provision of an obscure glazed screen. There are no overlooking issues to the rear as the site overlooks Western School grounds. The proposed rear extension is approximately 11.5m from the boundary with the neighbour and is considered to be sufficiently distant to not cause loss of light or result in overbearing development, particularly taking into account the juxtaposition of the proposal to the east of the neighbouring property. The window to the en-suite area will be obscure glazed.
The front extension is also located to the side of the house furthest away from the neighbour and would be approximately 8m from the boundary with the next door neighbour. It is not considered that this element of the extension will adversely affect the amenity of the neighbours. The design incorporates a large window to the front but large windows are a feature of these properties and there is no reason to object to this design in relation to this house. It is not considered that overlooking to the neighbour on the other side of the road is a sustainable objection, being some 27m away from the front wall of this house. The window is at ground floor level which, in addition to the distances involved, reduces the potential for direct overlooking.
The single storey front extension is not considered to be objectionable as, whilst the design and setting of the houses is generally similar, there is not a rigid building line and further down the Close some of the properties include forward projections. In addition the position of the application site at the top of the cul-de-sac, with no neighbour to the west, lessens the potential for the front extension to be intrusive within the street scene.
The impact of the proposed extension on the amenities of neighbours is considered to be acceptable.

Landscape/Trees

There is a substantial belt of mature beech trees adjacent to the rear of the site but the proposed building is between the existing house and existing double garage and will not be closer to the trees than the existing buildings therefore the proposed extension is unlikely to have an adverse impact on the trees. The Council's arboricultural officer is satisfied that the extensions will not harm the trees.

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.

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

2 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.

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

3 The obscure glazed balcony screen shown on plan reference No.5 shall be provided at a minimum height of 1.8m prior to the extension being occupied and thereafter retained.

3 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:-

Winchester District Local Plan Review 2006: DP3