

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Item

Case No:	09/00254/FUL	Valid Date	10 March 2009
W No:	06981/03	Recommendation Date	07.04.2009
Case Officer:	Mr Nick Fisher	8 Week Date	5 May 2009
		Committee date	23. April.2009
Recommendation:	Pending Consideration	Decision:	Application Permitted

Proposal:	Conversion of existing dwelling to form 2 no. two bedroom dwellings including single storey rear extension and new accesses to both Westman Road and Berewecke Avenue
------------------	---

Site:	1 Westman Road Winchester Hampshire SO22 6DU
--------------	--

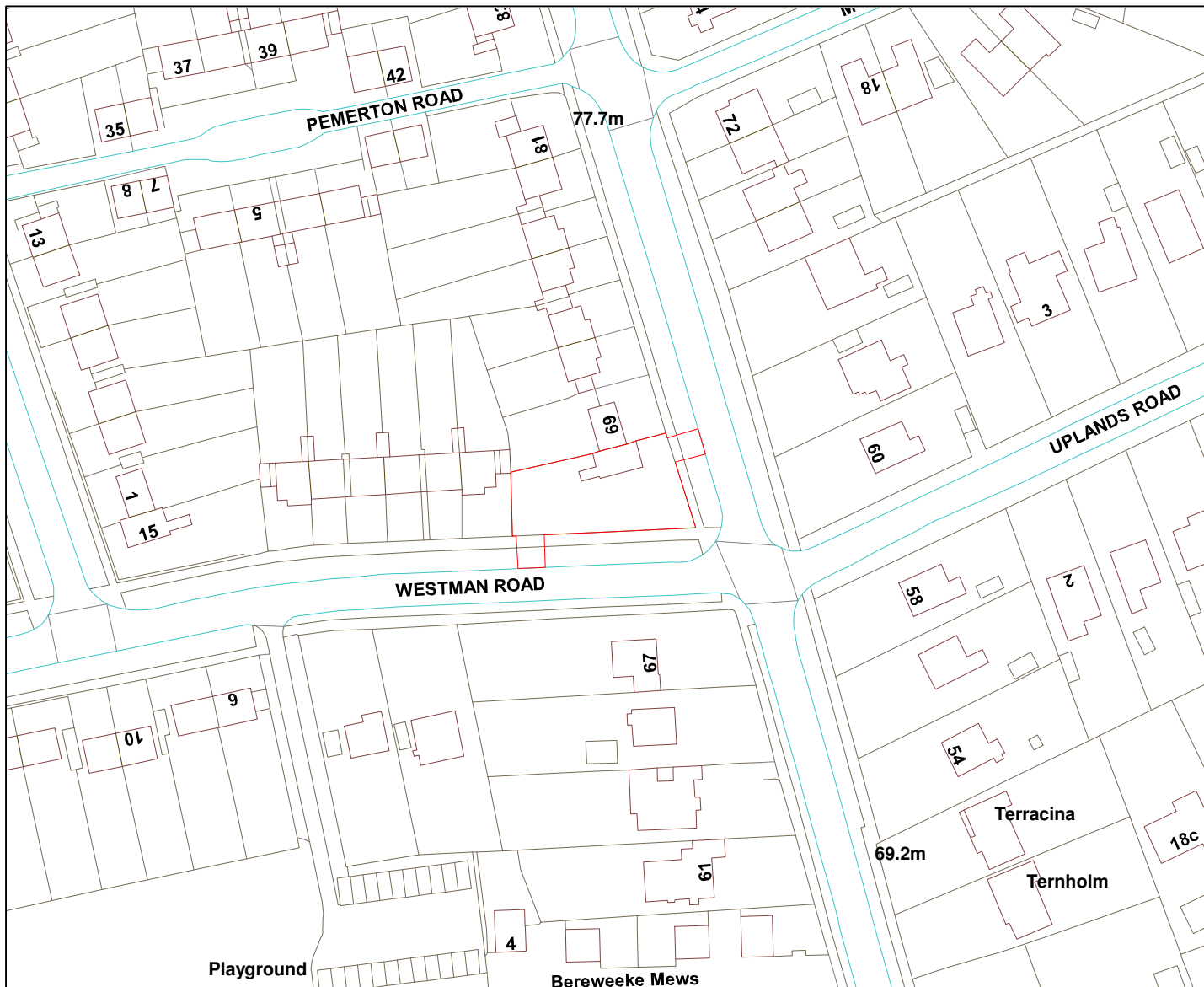
Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	N	N	Y	N	N	Y

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

AMENDED PLANS DATE:-

1 Westman Rd, Winchester

09/00254/FUL



Legend

Scale: 1:1250



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Winchester City Council © 2007.

Organisation	Winchester City Council
Department	Development Services
Comments	
Date	08 April 2009
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 6
Case No: 09/00254/FUL / W06981/03
Proposal Description: Conversion of existing dwelling to form 2 no. two bedroom dwellings including single storey rear extension and new accesses to both Westman Road and Bereweeke Avenue
Address: 1 Westman Road Winchester Hampshire SO22 6DU
Parish/Ward: St Barnabas
Applicants Name: Miss Tammie Davies
Case Officer: Mr Nick Fisher
Date Valid: 10 March 2009
Site Factors: Site located in an existing urban area
Recommendation: Application Permitted

General Comments

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

Site Description

The site the subject of this application occupies a corner location, adjacent to the junction of Bereweeke Avenue and Westman Road. The site consists of an existing two storey dwellinghouse with an attached single storey extension. It is understood that the existing single storey extension serves as an annexe to the main dwelling.

The front elevation faces towards Westman Road. There is a noticeable north to south slope running through the site. The site's front and side boundaries consist of hedgerow, and there are existing trees within the highway verge. The site is 0.0515 hectare in area.

Within the general area, there are a range of dwelling sizes and densities. To the north of the site there are semi detached houses, to the west are terraces. To the south of Westman Road and to the east of Bereweeke Avenue, the dwellings are mainly detached.

Proposal

It is proposed to erect a single storey extension (5.6m x 4.0m) with pitched roof, to match the existing single storey extension attached to the two storey dwelling. It is proposed that all materials match the existing.

It is proposed to sub-divide the existing extended dwelling, to create two, two-bedroom properties. One dwelling will be ground floor only and will occupy the single storey element, the second dwelling will be two storey and will occupy the two storey main section of the house. Both dwellings are under 75sq.m. internal floor area. Both dwellings will be served by well proportioned gardens immediately to the south of the building. It is proposed that the hedging upon the boundary is retained. The density of proposed development is 36.3 dph.

Two new accesses are proposed at the corners of the site to provide two parking spaces

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

to serve both dwellings.

Relevant Planning History

82/01381/OLD - Erection of single storey extension to provide garage and porch - Permitted - 23/09/1982.

91/00739/OLD - Single storey side extension - Permitted - 14/05/1991.

08/00901/FUL - Conversion of existing dwelling to 1 no. one bedroom dwelling and 1 no. two bedroom dwelling; construction of a new three bedroom detached dwelling (amended description) - Refused - 26/08/2008 - Appeal dismissed - 16/12/2008.

Consultations

WCC Highways:

No objection. The two proposed accesses and associated parking provision are both acceptable. Secure cycle storage is also provided.

Representations

City of Winchester Trust:

No comment.

5 objections received (including a letter from the Weeke Tenants and Residents Association) objecting to the application for the following reasons:

- The proposed accesses are a danger to highway safety, due to their close proximity to a crossroad, and using them will involve reversing. The sight lines serving the two accesses are insufficient and they pose a threat to pedestrian safety;
- This is an example of an infill development and should be opposed;
- The development is out of keeping with the design of the housing estate;
- The proposed development will harm the spatial characteristics of the area and original estate layout;
- The development is cramped in relation to other properties and is located in a prominent corner location;
- The proposed parking is in close proximity to a bedroom window;
- The development will place extra pressure on the local infrastructure;
- The development will cause more parking problems within the area.

Relevant Planning Policy

Winchester District Local Plan Review: DP1, DP3, DP4, DP5, DP9, H7, RT4, T1, T2, T3, T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Planning Considerations

Principle of development

The principle of development is acceptable. It is the case that the proposal complies with Policies DP3 and H7 of the WDLPR 2006. The sub-division of the existing three bedroom property and extension, to create two, small bedroom properties (both of which are under 75sqm) is considered to be acceptable.

The extension to the property is low key in nature and subservient to the main building and will therefore not appear to be excessively prominent within the local area.

The proposal does not appear to be cramped in relation to the site's boundaries and nearby properties, and the density of development (36.3 dph) is considered to be acceptable.

The Highways Officer has examined the proposed parking provision and considers that the proposal will not harm highway safety.

The proposal contains significantly less built form than the recent refused application / appeal, to create three units of accommodation through the conversion of the existing dwelling and erection of a two storey detached building. The application was dismissed at appeal on the grounds of a cramped development that would be prominent and overbearing within the street-scene. Furthermore, the scheme was deemed to harm the amenity of existing and future residents of the site.

Design/layout

The proposed design and layout of the resulting development is considered to be acceptable.

The proposed extension utilises a simple domestic form which is considered to be low key in nature and satisfactory. The extension is subservient to the main two storey section of the building and, because of its single storey nature, it will not appear to be excessively prominent or dominant within the street-scene. It is not felt that the proposal damages the spatial characteristics of the area as the site is located at the corner of Berewecke Avenue and Westman Road, where there are a variety of building styles and sizes.

The proposed layout of the garden area to serve the two dwellings is also considered to be acceptable. Both gardens are well proportioned in relation to the size of the accommodation proposed. The existing hedging upon the southern and eastern boundary will be maintained at a height above 1.8m, as required by Condition 6, and will provide adequate screening of the gardens and buildings. Due to the retention of the hedging and well-sized gardens, it is not considered that the proposal will appear to be cramped in relation to the site's boundaries.

The layout and location of the proposed parking provision is considered to be acceptable. The parking provision follows the general pattern in front gardens which is noticeable within the area. The retention of existing walls and hedging will help to partially screen and soften the appearance of the parked vehicles when viewed within

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

the street-scene.

Impact on character of area and neighbouring property

The proposed development is not considered to materially harm the amenity of the occupants of nearby dwellings in terms of overlooking, loss of light / overshadowing or the potential for a dominant form of development.

The retention of the existing hedging, and requirement by a condition to ensure that it is not cut back below 1.8m, will ensure that the garden areas are reasonably well shielded from view and offer private areas for the occupants (Condition 6).

Highways/Parking

The Highways Officer has reviewed the proposal and considers that it does not pose a danger to pedestrian or vehicle users. The provision of two parking spaces per two bed unit and secure cycle storage are both considered to be acceptable.

Recommendation

Application permitted, subject to the following conditions:

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. 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, unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development.

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

3. Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway, shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

4. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Reason: In the interests of highway safety.

5. The parking area, including the garage, shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

6. The hedging shown as being retained in plan 2107.P1.03 shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority. Should the hedge be removed or die, the hedging shall be replaced by a similar species within the next planting season, unless otherwise agreed in writing by the Local Planning Authority.

The hedging shall be allowed to grow up to, and kept thereafter at, a height above 1.8m. unless otherwise agreed in writing by the Local Planning Authority. The area of hedging adjacent to No. 69 Bereweke Avenue shall be kept at a height not exceeding 1m. unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of visual amenity and to protect the privacy of the occupiers of the two dwellings hereby permitted.

Informative

This permission is granted for the following reason:

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: DP1, DP3, DP4, DP5, DP9, RT4, T1, T2, T3, T4.