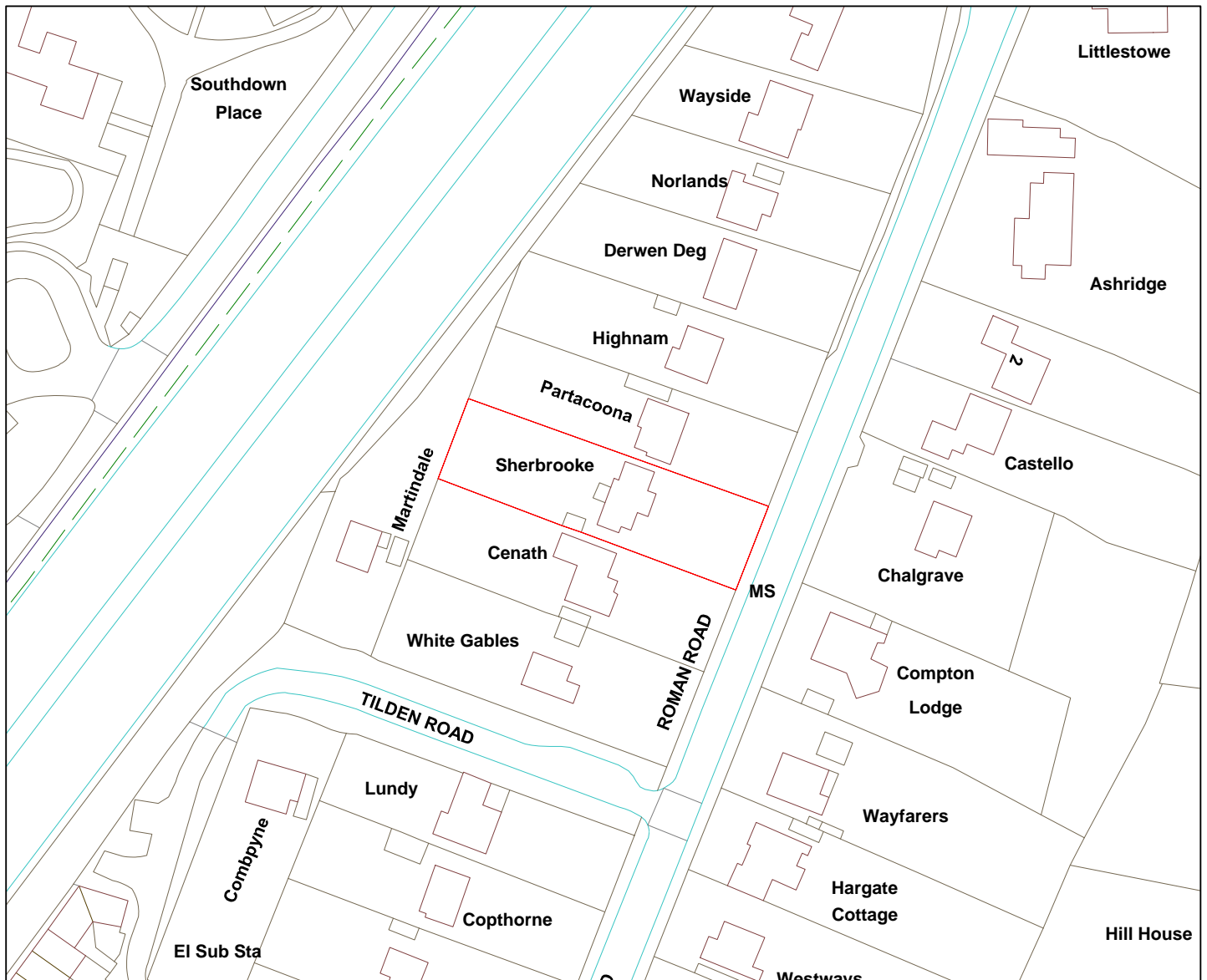


09/01177/FUL

Sherbrooke, Otterbourne Road, Compton



**Winchester**  
City Council



**Legend**

Km 0.02 0.04 0.06 0.08 0.1

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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	09 September 2009
SLA Number	00018301

Scale:

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 1  
**Case No:** 09/01177/FUL / W10198/04  
**Proposal Description:** Erection of a two storey side extension, first floor side and rear extension and front porch  
**Address:** Sherbrooke, Otterbourne Road, Compton, Winchester, Hampshire  
**Parish/Ward:** Compton And Shawford  
**Applicants Name:** Mr Taylor  
**Case Officer:** Mr Ian Cousins  
**Date Valid:** 17 June 2009  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee at the request of Compton and Shawford Parish Council, whose request is appended in full to this report.

This application has been submitted as a result of two previous applications that proposed a similar form of development but were refused due to the detrimental impact there would have been in terms of overshadowing the first floor bedroom window of the neighbouring property to the north.

### Site Description

The property is a two storey detached dwelling with an attached garage, situated in a large plot within a row of similarly aged dwellings. It is set back to the middle of the plot, with a parking and turning area to the front. To the front northern boundary are trees and hedging with the neighbouring property, 'Partacoona', with a further garden area to the rear. The site is typically residential in appearance.

### Proposal

The proposal is to construct a first floor side extension over the existing garage to the north, a first floor rear extension over the existing ground floor rear extension to the west with a two storey and part single storey extension to the southern side of the property, and a new front porch using matching materials. The current parking arrangements and boundary treatments are to remain unaffected.

### Relevant Planning History

**87/02025/OLD - W10198:** Two storey front extension and extension to garage - Permitted - 03/11/1987

**07/02431/FUL - W10198/01:** Two storey side extension and first floor extension over the existing garage - Refused - 23/11/2007

**08/00052/FUL - W10198/02:** Two storey side extension - Permitted - 06/03/2008

**08/02681/FUL - W10198/03:** Two storey side extension - Refused - 14/01/2009

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**Consultations**

None

**Representations**

Compton and Shawford Parish Council:

Objects, as it considers the proposal is excessively bulky and will lead to a loss of amenity to the neighbouring property.

One letter received from the neighbouring property to the north, objecting to the application for the following reason:

- Loss of outlook and light from south facing windows.

**Relevant Planning Policy**

South East Plan 2009:

CC6

Winchester District Local Plan Review

DP3

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

**Planning Considerations**

Principle of development

Design/Layout/Impact on character of area and neighbouring property

Principle of development

The principle of extending a residential dwelling, to provide further accommodation, is considered to be acceptable.

Design/Layout/Impact on character of area and neighbouring property

The street scene in this location is characterised by large detached properties of individual design, set in generous plots. The design has been informed by the existing dwelling and it is considered that the proposed development will sit comfortably with the existing dwelling and will not appear as an incongruous form of development. Given this, and combined with the level of screening offered by mature vegetation to boundaries, views from the public realm will be limited and therefore it is considered that the visual character of the area will not be detrimentally affected.

The windows to the front and rear elevations are positioned so as to have an oblique view upon neighbouring properties, which is considered to be a normal arrangement and gives no rise to any detrimental overlooking issues. The new windows proposed at first floor level to the southern elevation are conditioned to be obscure glazed to prevent overlooking (Condition 4), with a further condition imposed to restrict the insertion of further windows to both the northern and southern elevations (Condition 3), to protect the neighbours' amenity.

The reports relating to both previous applications make specific reference to the first

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floor bedroom window to the southern elevation of the neighbouring property to the north. Reference is also made to the ground floor dining room window of this property being a secondary window. Both of these applications proposed first floor accommodation over the existing garage and study to the north of the house. In both applications, the extension would have extended beyond the bedroom window to the neighbouring property and it was considered that this would be detrimental to the outlook of the occupiers of this room. This element of the proposal has now been addressed, as the extension no longer extends beyond this window, and it is considered that the outlook from the neighbouring bedroom window will not be affected to a degree that would warrant the refusal of this application.

With regard to the side facing dining room window to the neighbouring property, it is accepted that the first floor extension over the garage and study will result in the loss of direct sunlight to this room. However, this has been assessed as being a secondary window, as the dining room benefits from west facing patio doors, and it is considered that the room will still receive a sufficient level of light. The window currently looks out over the side of the existing garage and study at a distance of approximately 2 metres and therefore it is considered that, whilst the first floor extension will be visible from the window, it will not alter the outlook to a degree that would detrimentally affect the amenities of the occupiers such as to warrant the refusal of the application. It is proposed to use materials to match the existing dwelling, which is considered acceptable and is subject to an appropriate condition (Condition 2).

### **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 development hereby permitted shall match those used in the existing building.

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

3. 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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the north or south elevation(s) of the development hereby permitted.

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

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4. The first floor window(s) in the southern elevation of the extensions hereby permitted shall be glazed in obscure glass and thereafter retained.

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

**Informatives**

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: CC6  
South East Plan 2009: DP3

Please return this form to the Case Officer **Ian Cousins**

From: **Compton And Shawford Parish**

Text

Case No: **09/01177/FUL**

Closing Date for comments:

**30th July 2009**

Location: Sherbrooke Otterbourne Road Compton Winchester Hampshire SO21 2RT  
Proposal; Erection of a two storey side extension, first floor side and rear extension and front porch

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**Comments:**

The parish council objected to two previous similar applications (07/02431/FUL, 08/02681/FUL). Both applications were rejected, failing DP3 i) because of excessive bulk leading to a loss of amenity to the neighbouring property.

Whilst this application has reduced the extension somewhat, it is essentially similar and will lead to a similar loss of amenity. The parish council therefore objects to this application on those grounds.

The space between the existing dwellings is not only needed because of the amenity of Partacoona but also to maintain the street scene.

Whilst the houses on Otterbourne Road are close together side by side, the plots are reasonable and it may be that a rear extension could be a solution.

**Request for application to be considered by Committee:**

(NB: Case Officer to forward form to Head of Planning Control if this section completed)

If the officer is minded to approve, the parish council would ask for this application to be considered by the committee for the above reasons and as it is one of a series of applications.

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Signed: M BOLL

27 July 2009