

PLANNING (VIEWING) SUB-COMMITTEE

13 June 2016

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans
Izard (P)
Jeffer
Laming (P)

McLean (P)
Read
Scott (P)
Tait (P)

Officers in attendance:

Mrs J Pinnock – Head of Development Management
Ms F Sutherland – Planning and Information Solicitor

1. **APOLOGIES**

Apologies for absence were received from Councillors Jeffer and Read.

2. **DISCLOSURES OF INTEREST**

There were no disclosures of interest.

3. **PROPOSED TWO STOREY REAR AND SINGLE STOREY SIDE EXTENSION – 23 CLIFTON ROAD, WINCHESTER.**

CASE NUMBER: 16/000324/FUL / WPP-04826471

(Extract from Report PDC1053 Item 7 and Update Sheet of 26 May 2016 refers).

At its meeting held on 26 May 2016, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to assess the relationship between the existing and proposed properties, as well as the potential impact of proposed building materials.

Public participation had taken place at the aforementioned meeting of the Committee where Quentin Brook spoke in objection to the application and Anthony Munden (Agent) and Kevin Stone (Applicant) spoke in support of the application and answered Members' questions thereon.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members observed the site's context and gained an understanding of the relationship between the existing properties and proposed extension, as well as the potential impact of proposed building materials.

The Head of Development Management presented the application to re-familiarise Members with the proposal and clarified the extent of what was proposed, noting that a single storey extension to the rear (extending out by 3m) could potentially be carried out under permitted development rights. However, this would depend on other works to the rear because of the difference in levels. The assessment on whether the proposal resulted in neighbourhood amenity was considered, having regard to policy DP3 of the Local Plan.

Whilst Members appreciated the impact that the development would have on the immediate neighbours, Members felt that it would be difficult to refuse the application which was, in planning terms, an acceptable proposal.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and informatives set out in the Report and the Update sheet and as reproduced in the resolution below.

RESOLVED:

That the application be granted subject to the following conditions and informatives:

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 The external brickwork details as specified in part 10 of the application form is not approved and all external brickwork to the extensions hereby permitted shall match the existing brickwork. Detailed specifications and samples for the exterior metal cladding materials to be used in the upper ground floor extension shall be submitted to and approved by the Local Planning authority before commencement of the relevant works. The development shall commence in accordance with the approved details. With the exception of the above, all other exterior materials shall be as described in the submitted materials schedule (part 10 of the application form).

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

03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no balustrades shall be erected on the flat roof of the lower ground floor rear extension hereby permitted and it shall not be used at any time as a balcony, terrace or other form of

living space. Access will only be permissible for the purposes of maintaining the roof.

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

04 Details, including heights and positions, of any soft or hard boundary screening along the eastern and western sides of the extended terrace hereby approved shall be submitted to and approved by the local planning authority before commencement of any works to the terrace. Screening shall be implemented in accordance with the approved details on completion of the terrace.

04 Reason: To protect the private amenities of the neighbouring property.

05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (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 eastern or western side elevations of the extension hereby permitted.

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

06 The development hereby approved shall be carried out in accordance with the below plans:

Proposed Floor Plans with ref 2085/P03 Rev b

Existing and proposed south/front elevation with ref 2085/P04

Rev a

Existing and proposed north/rear elevation with ref 2085/P05 rev a

Existing and proposed west/side elevation with ref 2085/P06 rev b

Existing and proposed east/side elevation with ref 2085/P07 rev c

c

06 Reason: To ensure the avoidance of doubt and the satisfactory appearance of the development.

Informatives:

01 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.

02 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District (WD) Local Plan Review: DP.3, HE.5
WD Local Plan Part 1: DS.1, CP.20
WD Local Plan Part 2 (emerging): DM14, DM16, DM25, DM26
WD High Quality Places Supplementary Planning Document

03 In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

- In this instance a joint site visit was undertaken with the applicant and their agent. The findings of the case officer were discussed with the applicant and their agent and then solutions were conceived to work towards an acceptable proposal. Neighbouring properties and other interested parties were also updated on the progress of the application and invited to comment on amendments.

04 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

05 During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

06 The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with.

If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

The meeting commenced at 11.00am and concluded at 11.10am

Chairman