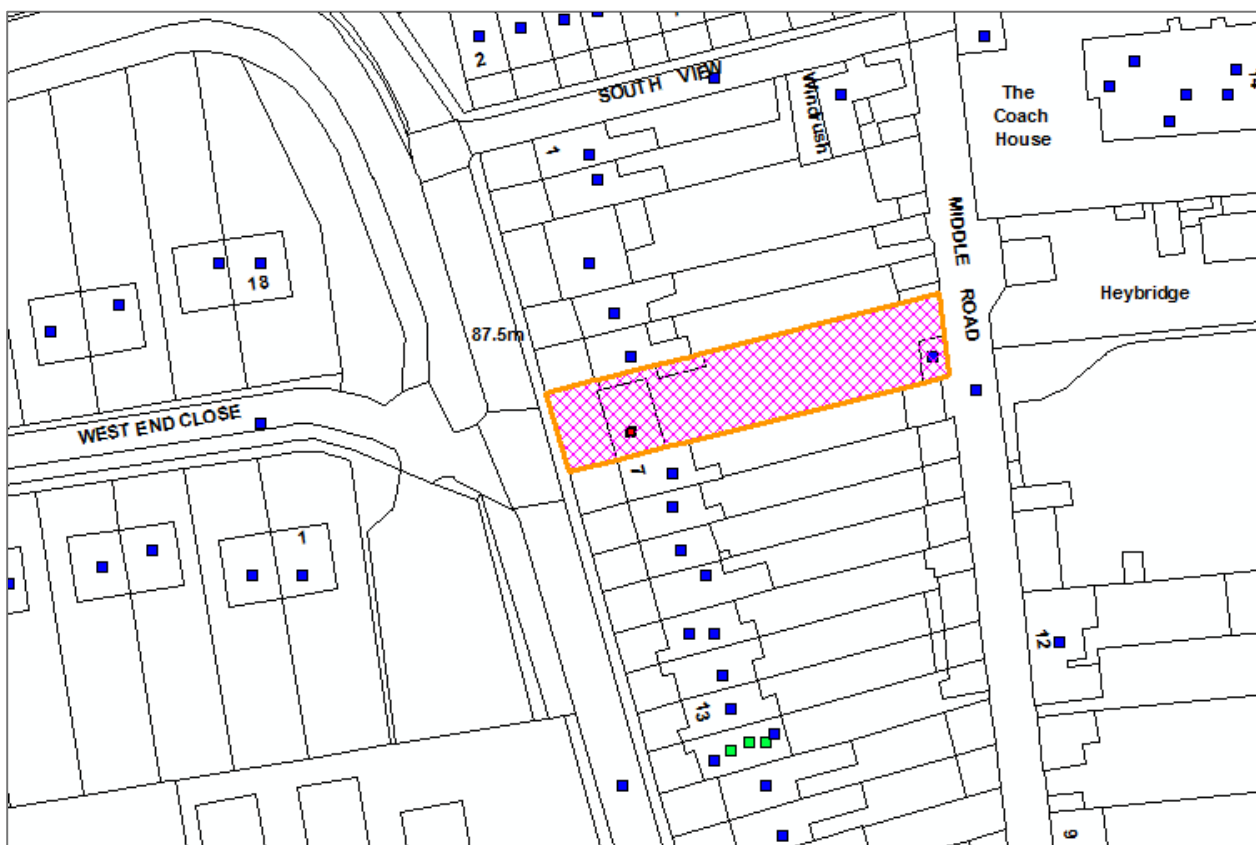


Item No 09
Case No: 18/00049/HOU
Proposal Description: extensions and alterations to Coachman's Cottage and extensions and alterations to garage
Address: 6 West End Terrace Winchester SO22 5EN
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Mr Ferguson
Case Officer: Rose Lister
Date Valid: 9 January 2018
Site Factors: Winchester Conservation Area

Recommendation: Permit



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General Comments

Application is reported to Committee due to the number of objections received.

The original scheme was deemed unacceptable therefore revised plans were submitted. These show a reduced and lower roof and the removal of the Juliette balcony to the rear of the garage extension. The cedar shingles have also been changed to cedar cladding. A landscape plan was also included in the revised plans to show the planting to minimise the neighbour impact.

Site Description

6 West End Terrace is an end-of-terrace property within the Winchester Conservation Area. The plot is large for the area with the main house facing West End Terrace. There is a 19th century coachman's cottage to the rear facing Middle road with the 1990s garage for No.6 attached to it. There is predominantly on road parking to West End Terrace with pedestrian access to the front. There is on road parking available to Middle Road where the development site is. There is a mix of architectural styles along Middle Road with 19th century dwellings and 20th and 21st century garages serving West End Terrace. More recently there have been many first floor extensions above the garages along Middle Road. These extensions are a uniform height along this end of Middle Road despite the level change along the road.

Proposal

This application has 2 elements, the cottage and the garage extension. The proposal for the cottage is to regularise the roof, changes to the front elevation, insertion of a window on the side elevation and a two storey and single storey rear extension.

The proposed development to the garage is a two storey and single storey extension to the rear of the existing garage, a new garage door and access door facing Middle Road.

Relevant Planning History

00/02376/FUL - Single storey rear extensions to ancillary accommodation in rear garden to include extended lobby and steps up to balcony over – Permitted

99/01531/FUL - Single garage and store at side, single storey rear extension and alterations to Coachmans Cottage.- Permitted

Consultations

Engineers: Highways: The Highways engineer raised no objection

Environmental Protection: The Environmental Protection team raised no objection

Historic Environment: The Conservation officer raised an objection regarding the materials and design.

Representations:

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City of Winchester Trust: The Trust objected to the application on the grounds of design, materials, neighbour impact and highways impacts.

Councillor Hutchison made comments objecting to the application in regards to overlooking, scale, over bearing, design and materials.

12 letters received objecting to the application for the following reasons:

- Design, style, scale and mass
- Highways/parking
- Neighbour impact – overlooking
- Materials
- Impact on the street scene
- Over development
- Impact on the Conservation Area

Reasons aside not material to planning and therefore not addressed in this report

- Here you should include objections raised that are not material to planning, such as property value, race, competition

2 letters of support received.

- Materials
- Design
- Landscaping/Planting.
- Lowering of the roof
- Overlooking mitigation
- Parking

Relevant Planning Policy:

Winchester District Local Plan Review
DS1, CP13, CP19, CP20

Winchester Local Plan Part 1 – Joint Core Strategy
DM1, DM15, DM16, DM17, DM27, DM28

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
High Quality Places SPD

Other Planning guidance
West Fulflood and Oram's Arbour neighbourhood design statement

Planning Considerations

Principle of development

The development is situated in the settlement boundary of Winchester, where the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

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Design

The application site is to the rear of No.6 West End Terrace to the cottage and garage that face Middle Road. The proposed extensions are to the rear of the cottage and to the roof scape. The materials for the cottage are brick, timber and slate. The existing roof scape presents an awkward slope along the street scene. The proposals raise the section of the roof that slopes squaring the roof and presenting a more uniform design. This will match the height of the existing ridge line. There will be 3 roof lights to the central area of the roof.

The front elevation of the cottage will reduce the size of the existing first floor window and create another to match it on the right side of the elevation. The existing front door will be replaced with a large window and a bin store with a new front door creating on the right side of the elevation made of timber. A small obscure glazed window will be placed to the side elevation to serve a bathroom. To the rear, the first floor elevation will have a pitched dormer to replace the existing window which will be obscure glazed. The existing balcony will also be removed and green privacy screens will be erected to the side elevations. The ground floor extension will have bi-fold doors and a glass roof. The ground floor extension will extend approximately 1.2 meters further than the first floor. The ground floor extension will extend approximately 2.6 meters from the existing. The first floor will extend approximately 4 meters from the existing first floor rear elevation. The design to the front is traditional with modern features to the rear ground floor extension. This is in keeping with the other cottages along Middle Road. The scale and mass of the proposal is also in keeping with the area and this part of the Conservation Area.

The proposed garage extension will be to the first floor and rear of the garage. The existing roof of the garage is approximately 4.3 meters tall the proposed will be approximately 5 meters tall, a similar height to the similar extensions at No.5, and No. 4. The materials to the garage will be timber, brick, green roof and powder coated aluminium. The front elevation of the proposal that faces Middle Road will have a brick ground floor with a new garage door and access door. The first floor will have a large Crittall style window to serve the studio space and the elevation will be finished in Cedar cladding which will mature to silver over time. The side elevations will also incorporate green privacy screens. The rear elevation will have a large Crittall style window in 3 columns, 2 of which will be obscure glazed. There will also be a small window to serve the W/C. The ground floor of the garage will protrude approximately 4 meters from the existing rear wall to incorporate a workshop and storage, in line with the cottage. The first floor will be approximately 8.5 meters long, in line with the first floor of the cottage.

Impact on neighbouring properties

The proposed development will be seen from neighbouring properties to the north, south and west of the application site due to its prominent location along Middle Road. Concerns have been raised regarding overlooking and over bearing. This area is characterised by terrace houses and it is considered that as such there is an existing acceptable degree of overlooking. The windows facing the neighbouring properties along West End Terrace are between approximately 21m and 27 meters away from the site. The amended plans have reduced the amount of windows facing these properties and have obscure glazed the majority of the rest of the glazing and removed the Juliette balcony to the rear elevation of the garage extension and privacy screens have been included to reduce any overlooking. Condition 5 has been included to prevent any further windows being inserted that could cause overlooking to the neighbouring properties. The proposed garage extension has been reduced in height in line with the other similar developments down Middle Road;

therefore it is considered that there will be no detrimental impact from overbearing to the neighbouring properties. It is not considered that there will be any loss of light associated with the proposed development. It is therefore considered that there will be no detrimentally harmful impacts on the amenities of the neighbouring properties.

Highways/Parking

Concerns were raised regarding the parking around Middle Road. Middle Road is a narrow lane with permit parking available. While parking is a concern for the wider area it is considered that the proposed extension to the cottage will not incur an additional parking issues for the area as it is in a sustainable location close to the town centre and public transport links. It is therefore considered that there will be no detrimental impact on the highways or parking in the area.

Historic Environment

Key issues:

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 12).

The application site is within the Winchester Conservation Area. Middle Road is a mix of 19th, 20th and 21st century developments with dwellings, garages and converted stables and coach houses. A range of architectural styles, designs and materials have been used in newer extensions and development along the road. The cottage is an example of the coach houses that once characterised the road however the domestication of the front elevation is not out of place along the road where more ancillary accommodation and other dwelling are situated along the road. The cottage and the garage are separated by design and materials with the cottage supporting traditional design and materials and the garage supporting contemporary design and materials presenting an acceptable modern contrast to the cottage. The garage is considered to be subservient to the cottage as it is set back at an angle on the ground floor, and is approximately 0.6 meters lower than the cottage ridgeline, in line with the High Quality Places SPD. The proposed flat roof is not considered to be harmful as there are other examples in the area of similar designs. It is considered that the overall revised scheme conserves the area and the Conservation Area and will not have a detrimental impact to an extent which would warrant refusing the application.

Conclusion

The proposal accords with the Development Plan and the following policies DS1, CP13, CP19, CP20, DM1, DM15, DM16, DM17, DM27, DM28 and the High Quality Places SDP.

Recommendation PERMIT

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).

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2. The development hereby approved shall be constructed in accordance with the following plans: 687-LA-01 Proposed fer sht 4 rev.B and Maps fer sht 3 rev.B

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

3. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the replacement 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 a satisfactory visual relationship between the new development and the existing.

4. No works shall commence on the extensions and alterations hereby approved until large scale elevations and sections at a scale of 1:20, including profile details of windows, headers, eaves, ridge, doors, garage door and below window panelling, have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The works shall then proceed in strict accordance with the approved details.

REASON: Details are required prior to works commencing because insufficient detail was submitted with the application.

5. The garage extension hereby permitted shall only be used for purposes ancillary to the dwelling house. At no time shall the garage extension be occupied as an independent unit of accommodation.

Reason: To accord with the terms of the application and to prevent the creation of inappropriate units of accommodation, possibly leading to over intensive use of the site.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended, (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 rear or side elevations of the extensions hereby permitted.

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

7. All hard and soft landscape works and the green privacy screens must be carried out in accordance with the approved details as shown in the proposed landscape layout 687-LA-01 and Proposed fer sht 4 Rev B. The works shall be carried out prior to the completion of the development. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant

of the same species and size as that originally approved must be planted at the same place, within the next planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

8. The 1st floor windows in the rear elevation of the cottage extension and two of the three columns of the rear windows to the rear of the garage studio extension hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, in accordance with approved drawing Proposed for sht 4 Rev B, and the glazing shall thereafter be retained in this condition at all times.

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

Informatives:

1. 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.

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

Local Plan Part 1 Joint Core Strategy:

Local Plan Part 2:

3. 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.

4. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

> For further advice on this please refer the Construction Code of Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

5. 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

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Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.