

Planning (Viewing) Sub Committee – 13 June 2016

Report Extract from Planning Committee 26 May 2016

Item No: 07
Case No: 16/00324/FUL / WPP-04826471
Proposal Description: Two storey rear and single storey side extension.
Address: 23 Clifton Road Winchester Hampshire SO22 5BU
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Mr And Mrs K And L Stone
Case Officer: Nicholas Billington
Date Valid: 16 February 2016
Site Factors: Winchester Conservation Area
 Civil Aviation
 Conservation Area
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received contrary to the Officer's recommendation.

The application has been amended following discussions with the applicant and their agent. The amendments include a change in design of the replacement porch, slight alterations to the size of the lower ground floor extension, alterations to the position of the rear extension to move it slightly away from the boundary, a reduction in length to the proposed terrace and finally, the removal of the proposed demolition of front boundary wall from the application. Neighbours were given the opportunity to comment on the revised proposal. The application has been assessed based on the amendments made.

Site Description

The site is an end of terrace house set within the Oram Arbour area of the Winchester Conservation area. The site significantly drops in level from the street in a northerly direction. The house is one of a relatively long terrace of dwellings constructed in circa 1900 with distinct gable frontages and bay windows at street level. The rears of the properties appear more informal with several properties along the terrace having been extended in the past. Gardens are generally fairly open and informal with many having stepped terraces and patio areas as a result of the significant level changes.

Proposal

The proposal is to construct a replacement porch to the side elevation, and extend at the rear at both lower and upper ground floor level to provide additional living space. The existing rear terrace is also extended.

Relevant Planning History

84/01248/OLD Construction of porch (Permitted - 11.04.1984)

Consultations

Head of Historic Environment (Archaeology):

No Objection

Representations:

City of Winchester Trust: Comment

- Good design

10 household letters received objecting to the application for the following reasons:

- Affect on neighbour amenity
- Design and scale within conservation area
- Light pollution
- Loss of historic wall (*Authors note: this aspect has been removed from application*)
- Inaccuracies in drawings

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

- Property values.

Relevant Planning Policy:

Winchester District Local Plan Review

DP.3, HE.5

Winchester Local Plan Part 1 – Joint Core Strategy

DS.1, CP.20

Winchester District Local Plan Part 2 (Emerging)

DM14, DM16, DM25, DM26

National Planning Policy Guidance/Statements:

National Planning Policy Framework (NPPF)

Supplementary Planning Guidance

Winchester District High Quality Places SPD

West Fulflood and Oram's Arbour Neighbourhood Design Statement

Planning Considerations

Principle of development

The principle of extending the existing dwelling is accepted as the site is within the defined settlement boundary of Winchester and relates to an existing dwelling. This is subject to compliance with policies which seek to protect the amenities of neighbouring properties and the character of the conservation area, as per policies HE.5 and DP.3 of the Winchester District (WD) Local Plan review 2006, policy CP.20 of the WD Local Plan Part 1 and adopted design and area guidance.

Impact on character of conservation area

National and local adopted policies and guidance require that proposals should be of high quality design that respects their locality. Further, within conservation areas, policy HE.5 of the WD Local Plan Review, as well as the NPPF, requires proposals to preserve or enhance the character or appearance of the area, which is further emphasised within the adopted West Fulford and Oram's Arbour Neighbourhood Design Statement. However, the NPPF also states that planning authorities should '...not attempt to impose architectural styles or particular tastes' (para. 60). The adopted High Quality Places SPD also recognises that contrasting extensions, of a high quality and that have a sympathetic relationship with their surroundings, can be acceptable were they utilise high quality design principles.

The proposal is of a broadly contemporary form that contrasts with the existing, through the use of areas of flat roof, contemporary materials and larger window openings. However, the extension is grounded and coheres with the existing through the use of matching brickwork to exterior walls. Recesses to the porch and proposed rear windows also help add depth to the extension whilst its stepped nature helps break up the rear and side elevations. Its scale is also proportionate to that of the existing house which appears of a relatively large scale, particularly as viewed from the rear elevation.

In addition, the rears of the terrace are more informal in nature and many properties have already been extended to the rear in a variety of styles and forms. They are also less publically visible due to their position to the rear.

The proposed side porch replaces an existing lean-to porch constructed in the 1980s. Whilst the new porch extension is larger in scale, it remains set back and clearly subservient to the existing whilst hinting at the architectural style of the extension to the rear. Due to its contrasting form, set back and design, the proposed porch is considered to add interest to the street scene and reinforce the distinctiveness of the area.

In terms of archaeology, due to the location of the development and the topography of the site there is considered to be little potential for archeologically remains on the site. Due to the proposal's type and scale, if there were any remains they are unlikely to be affected by the proposal.

In summary, the proposal is considered to respect the scale and design of the existing property, and not harm the character of the existing house or wider conservation area. The proposal is therefore considered to comply with all relevant design and conservation policies and guidance.

Affect on neighbouring properties

The proposed extension will affect neighbouring properties and particularly no. 24, directly to the north east. However, it is concluded, for the reasons below, that the proposal will not cause such material harm to any neighbouring properties as to warrant the refusal of the application.

The single storey extension will extend out 3 metres from the rear of no. 23 but runs parallel with the house rather than the boundary (which is an angle tapering in towards the rear garden) so as the rear most part of the extension is set approximately 0.4 metres from the boundary. The two storey element extends approximately 1.4 metres from the rear elevation on top of the proposed single storey extension.

In terms of overbearing and overshadowing impact, most properties in the vicinity, due to their respective positions and orientations, will not be adversely affected. No. 24, adjacent to the site, will be the most affected by the proposal, particularly from windows at ground floor level where outlook will be somewhat altered. No. 24 has two windows and glazed door at the lower ground floor which serves the kitchen/diner. At upper ground floor level is a large rear window serving a dining room. No. 24 also possesses a small wooden pergola structure that extends from the rear elevation at lower ground floor level. The garden of no. 24 extends approximately 19 metres and steps gradually down to a series of levelled areas. The rear of the terrace is already in shadow for much of the day due to existing built form and the orientation of the properties. The boundary is currently standard height timber fencing.

Due to its limited length, respective position and the number of windows to no. 24 the two storey extension alone will not overbear on the windows at upper or lower ground level of no. 24 to an extent that is considered materially harmful. Further, the two storey element will not be materially overbearing to the garden area directly to the rear of no. 24 in part due to existing partial screening provided by no. 24's pergola and also due to the limited length of the second storey element, particularly when compared to the length of no. 24's garden.

The single storey extension will result in some reduction in outlook in an easterly direction for the lower ground floor room of no. 24. However, due to the number of windows serving this space and their position across the rear elevation as well as their direction, the kitchen/diner will not have such a reduction in outlook that could be considered materially harmful or overbearing. In terms of overshadowing, the windows on the rear already receive minimal direct sunlight due to the orientation of the dwellings and the surrounding built form. Further, due to the single storey height of most of the extension, its length, and gradual set away from the boundary, any overshadowing or loss of light will not be such as to warrant the refusal of this application. The length of the gardens in this area also mean there are alternative areas of garden amenity space that already benefit from more sunlight through the day due to their distance from existing built form. It is also noted that the applicant could build a single storey flat roofed extension of the same height and length as proposed without requiring the benefit of planning permission by exercising their intact permitted development rights.

Therefore, given the above, the scale and design of the proposal, the existing situation and the orientation of the extension relative to no. 24, the proposal is not considered to have a materially harmful overbearing or overshadowing impact on any neighbours.

In terms of overlooking, there is already significant mutual overlooking between gardens due to the urban nature of the area and particularly due to the level changes

across the site. The proposed flat roof over single storey extension is not to be used as a balcony and has been conditioned to ensure it cannot be used as such to avoid harmful overlooking. The proposed enlarged terrace is considered not to materially increase overlooking given the existing terrace on site. Screening is proposed to the sides of the terrace to protect against increased overlooking. Properties to the rear are set a significant distance away and already have windows and terraces facing them. The proposed increased length of the terrace and increase in windows to the rear are therefore not considered to materially increase overlooking of properties to the rear.

Any increase in light spill as a result of the proposal will remain congruent with its urban setting and, due to the scale of development and distance from neighbours to the rear, will not materially harm neighbouring properties or the character of the area.

Overall therefore, the proposal is not considered to cause material planning harm to the amenities of neighbouring properties meaning the extensions are considered in compliance with policy DP.3 (vii) of the Winchester District Local Plan 2006.

Highways/Parking

The proposed alterations to the front boundary wall adjacent to the highway have been removed from the application. The proposal is therefore not going to materially impact on highway safety

In light of the above, the proposal is considered to be compliant with all relevant development plan policies and the High Quality Places Supplementary Planning Document and hence is recommended for approval.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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 b

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

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

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

Planning (Viewing) Sub Committee – Monday 13 June 2016

Extract from Update Sheet – 26 May 2016

Item No	Ref No	Address	Recommendation
07	16/00324/FUL	23 Clifton Road, Winchester, Hampshire	Permitted
Agenda Page: 74			
Officer Presenting: Nicholas Billington			
<u>Public Speaking</u>			
Objector: Quentin Brook			
Parish Council representative:			
Ward Councillor:			
Supporter: Anthony Munden (Agent) Kevin Stone			
<u>Update</u>			
Correction to wording of condition 6 so it now reads as follows:			
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			

Planning (Viewing) Sub Committee – 13 June 2016

Draft Minute Extract from Planning Committee 26 May 2016

Item 7: Two storey rear and single storey side extension - 23 Clifton Road
Winchester.

Case number: 16/00324/FUL / WPP-04826471

The Head of Development Management referred Members to the Update Sheet which set out amended wording for proposed condition 6. In addition, a verbal update was provided which would mean that any alterations to the front boundary wall would not be approved.

During public participation, 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.

At the conclusion of debate, the Committee agreed to adjourn the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Monday 13 June 2016 at 11.00am. The Planning (Viewing) Sub Committee would assess the relationship between the existing and proposed properties, as well as the potential impact of proposed building materials.