

PLANNING DEVELOPMENT CONTROL COMMITTEE

23 October 2003

SINGLE STOREY LINK EXTENSION BETWEEN 12 AND 14 FORDINGTON ROAD, WITH ONE AND A HALF STOREY EXTENSION TO REAR WITH ROOMS IN ROOF

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

Contact Officer: Peter Eggleton Tel No: 01962 848404

RECENT REFERENCES:

Item 3 – Planning Development Control Committee, 24 September 2003

EXECUTIVE SUMMARY:

At its last meeting, the Committee considered an application at 12 and 14 Fordington Road, Winchester as described above. The previous report is attached for information as an appendix. Members resolved that they would wish to refuse the application and that a report should be brought back to this meeting with possible reasons for refusal.

Officers remain of the view that the application should be granted consent. This report also sets out a possible reason for refusal, which Members could adopt if they consider that the application should be refused.

RECOMMENDATIONS:

- 1 That the application be approved, subject to the condition set out in the original recommendation, as shown in the extract from the officer report in the Appendix.
- 2 That if Members are minded to refuse the application, the reason for refusal be as follows:-

The proposal results in the linking of two pairs of semi-detached properties in a street of distinctly separate semi-detached dwellings. The proposal will alter the character and appearance of the street to its detriment. The proposal is contrary to policy UB3 of the County Structure Plan, proposal EN.5 of the Winchester District Local Plan and proposal DP.3 of the Winchester District Local Plan Review.

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DETAIL:

1 Introduction

1.1 At its last meeting, the Committee considered an application at 12 and 14 Fordington Road, Winchester. The proposal was for a linked rear and side extension to provide ground floor accommodation between the properties and two storeys of accommodation at the rear. The previous report is attached for information as an appendix. Members resolved that they would wish to refuse the application and that a report should be brought back to this meeting with possible reasons for refusal.

1.2 Officers remain of the view that the application should be granted consent. This report also sets out a possible reason for refusal, which Members could adopt if they consider that the application should be refused:-

“The proposal results in the linking of two pairs of semi-detached properties in a street of distinctly separate semi-detached dwellings. The proposal will alter the character and appearance of the street to its detriment. The proposal is contrary to policy UB3 of the County Structure Plan, proposal EN.5 of the Winchester District Local Plan and proposal DP.3 of the Winchester District Local Plan Review”.

1.3 Having indicated at the last meeting that they were minded to refuse the application Members may either:

- (a) approve the application subject to conditions, or
- (b) confirm their previous view and refuse the application, specifying suitable reasons for refusal.

OTHER CONSIDERATIONS:

2 CORPORATE STRATEGY (RELEVANCE TO):

2.1 Looking after the natural and built environment is a core objective.

3 RESOURCE IMPLICATIONS:

3.1 If the application is refused unreasonably and an appeal lodged, the Council may be required to pay the costs of the appellants' appeal.

BACKGROUND DOCUMENTS:

Planning file W14003/02

APPENDICES:

Previous report to Committee.

APPENDIX

Item 03	Parish	Winchester Town	
	Conservation Area:		
	Case No:	03/01807/FUL	
	Ref No:	W14003/02	
	Date Valid:	21 July 2003	
	Grid Ref:	447249 130002	
	Team:	EAST	Case Officer: Mr Peter Eggleton
	Applicant:	Mr R Wirgman	
	Proposal:	Single storey link extension between No 12 and No14, with one and a half storey extension to rear with rooms in roof	
	Location:	12 Fordington Road Winchester Hampshire SO22 5AL	

Officer ReportHistory

Similar application with dormer side windows withdrawn June 2003.

Policy**DEVELOPMENT PLAN**

Hampshire County Structure Plan Review (1996 – 2011) Review UB3

Winchester District Local Plan EN.5

EMERGING DEVELOPMENT PLAN

WDLP Review Deposit and Revised Deposit 2003 DP.3

Consultations

None.

Representations

City of Winchester Trust: The Trust welcomes the evident care taken to respect the character of these houses and commends the joint approach. If executed to a high standard, this innovative scheme should result in a very acceptable solution to the familiar quest for additional space within the family home.

Eight letters of objection have been received raising the following concerns:

The linking of the properties would destroy the harmonious and balanced effect of the original design and change the semi-detached properties into terraces which will set an undesirable precedent;

The design is objectionable particularly because of the height;

Other properties in the road have been extended which have not been objectionable.

The enjoyment of neighbouring properties would be reduced with overbearing extensions visible from the back gardens of surrounding properties and overlooking;

It could be used as a separate dwelling which would make parking even worse

Removal of the garage decreases the drive space to one car with other cars needing to be parked on the road which is already over used.

Assessment

The proposal is to provide utility space and a reception room downstairs and a bedroom at first floor level to each of numbers 12 and 14 Fordington Road. This is achieved by a linked application set towards the rear of the property which takes advantage in the fall in ground levels.

The views of the Trust set out above are considered to be entirely correct. The proposal retains the existing character of the properties as viewed from the street without closing the gap between properties as perceived from the street.

Although the properties will become linked their individual character will be retained. The applicant has demonstrated that there will be no significant impact on sunlight or shadow for the properties adjoining and objections have not been received from these residents. Although the proposal will be of some bulk to the rear it is not considered that the impact on neighbouring properties will significantly reduce their amenities. Dormer windows looking to the side have been omitted from this application and replaced with high level roof lights which will not allow overlooking.

The proposal is considered to provide additional accommodation without the usual draw backs associated with two storey side extensions, it does not significantly affect close neighbours and is considered to be entirely acceptable in the street scene and would not be an undesirable precedent. It is not considered that there is any demonstrable harm upon which a refusal could be justified.

Recommendation

O - THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five 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.

Informatives

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

Hampshire County Structure Plan Review (1996 - 2011) Review UB3
Winchester District Local Plan EN.5
WDLP Review Deposit and Revised Deposit 2003 DP.3
