

PLANNING DEVELOPMENT CONTROL COMMITTEE

3 March 2004

TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION, 50 WAVELL WAY

WINCHESTER, HAMPSHIRE

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

Contact Officer: Peter Eggleton Tel No: 01962 848404

RECENT REFERENCES:

Item 2 – Planning Development Control Committee, 4 February 2004

EXECUTIVE SUMMARY:

At its last meeting, the Committee considered the application for a rear and side extension at 50 Wavell Way, Winchester. Members resolved that they wished to refuse the application and that a report 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 sets out a possible reason for refusal that Members could adopt if they consider the application should be refused.

RECOMMENDATIONS:

- 1 That the application be approved, subject to the condition set out in the original recommendation.
- 2 That if Members are minded to refuse the application the reason should be as follows:-

The proposal by virtue of its size and design detracts from the distinctive character and form of the area. It disrupts the rhythm of the street and introduces a discordant element to the simple, uniform design. It has an over dominant impact on Montgomery Close and reduces the open aspect between the houses to the vegetated hillside beyond. If approved it could lead to a similar application for an extension to 48 Wavell Way, further detracting from the character and appearance of the area. The proposal is contrary to policy UB3 of the Hampshire County Structure Plan, proposal EN.5 of the Winchester District Local Plan and proposal DP.3 of the Local Plan Review Revised Deposit 2003.

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DETAIL:

1 Introduction

1.1 At its last meeting the Committee considered the application for a rear and side extension at 50 Wavell Way, Winchester. The previous report is attached. Members resolved that they wished to refuse the application and that a report 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 sets out a possible reason for refusal that Members could adopt if they consider the application should be refused. The reason suggested is:-

*'The proposal by virtue of its size and design, detracts from the distinctive character and form of the area. It disrupts the rhythm of the street and introduces a discordant element to the simple, uniform, design. It has an over dominant impact on Montgomery Close and reduces the open aspect between the houses to the vegetated hillside beyond. If approved it could lead to a similar application for an extension to 48 Wavell Way, further detracting from the character and appearance of the area. The proposal is contrary to policy UB3 of the Hampshire County Structure Plan, proposal EN.5 of the Winchester District Local Plan and proposal DP.3 of the Local Plan Review Revised Deposit 2003.'*

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 is lodged, the Council may be required to pay the costs of the appellant's appeal.

BACKGROUND DOCUMENTS:

Planning file W15017/05

APPENDICES:

Previous report to Committee dated 4 February 2004