

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:	03
Address:	39 Skylark Meadows Whiteley Fareham Hampshire PO15 6TJ
Parish/Ward	Whiteley
Proposal Description:	Single storey side swimming pool extension
Applicants Name	Mr A Rose
Case No:	04/02590/FUL
W No:	W16506/02
Case Officer:	Christine Brant
Date Valid:	29 September 2004
Delegated or Committee:	Committee Decision
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received

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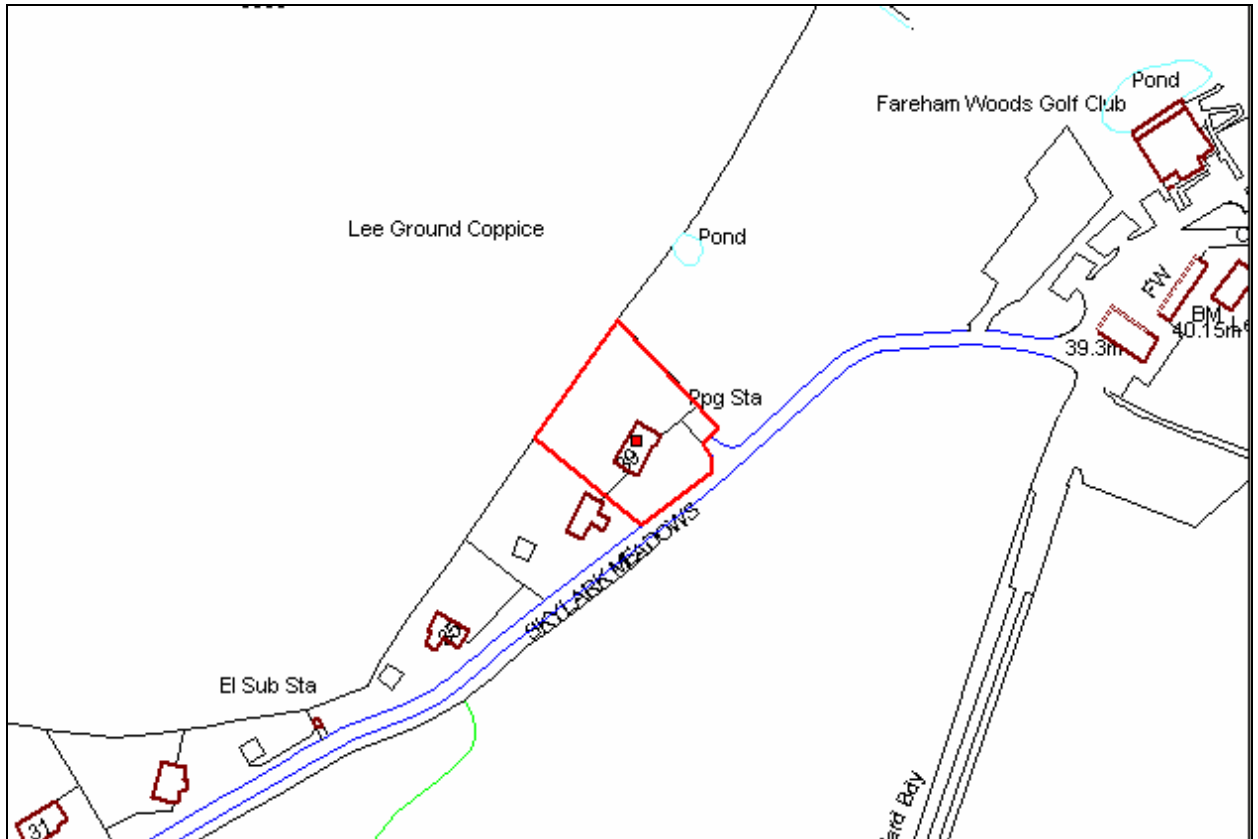
SITE LOCATION PLAN

Case No: 04/02590/FUL

W No: W16506/02

Address: 39 Skylark Meadows Whiteley Fareham Hampshire PO15 6TJ

Proposal Description: Single storey side swimming pool extension



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Site Description

- Large modern detached dwelling which is the last house on the northern side of the golf course.
- Tile hung and rendered property with dormers to the front.
- The property is located at a lower level than the neighbouring property to the west.
- Close boarded fence to the side boundaries
- Large garden to the rear.

Relevant Planning History

W16506 Conservatory to rear - Application Permitted - 25/05/2000
W16506/01 Single and two storey side extensions - Application Refused - 15/12/2003

Proposal

- As per Proposal Description

Consultations

Engineers/Drainage:

- No objection but suggest a note to the applicant that water in the pool must be left unchlorinated for 48 hours prior to disposal to the public sewer/soakaway.

Building Control:

- Retaining wall already exists to the side of the property and the extension will be built up against this, so not problem should exists with the difference of levels.

Representations:

Whiteley Parish Council

- No comments

Letters of representations have been received from 5 Neighbours (18, 27, 29, 31 and 37 Skylark Meadows) – all objections

- The properties should have no boundary walls and have plenty of space between and around each plot.
- The high pitched roof on this single storey extension is considered to be overbearing and gives the appearance of a two storey extension making it appear imposing on the adjoining property.
- The proposed extension will cause loss of views over open countryside and diminution of light.
- The extension is not in keeping with either the existing house or the area.
- The proposed extension is to be built in very close proximity to the boundary with Number 37 making the 2 plots seem very crowded.
- Suggest the extension should be positioned on the other side elevation of the property as it is the last property before the golf course.
- With the construction of the extension, problems of the Party Wall Act would apply.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

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Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Comments on representations

Principle of development

- Policy EN5 of the Winchester District Local Plan allows for extensions to residential properties providing the development is in scale, mass and design in relation to the existing property.
- The other criteria of this policy seeks to ensure that development is not detrimental to adjoining uses.

Impact on character of area

- The application site is the final property on the northern side of the golf course.
- All the properties are large and differ in design and many have already had substantial extensions.
- The extension is considered to be in scale with the existing dwelling and as it is only single storey it will not have a detrimental impact on the character of the area.
- As the property is situated at a lower level than the neighbouring property, it is considered that the proposed extension will not have an adverse impact on the character of the area.
- The design of the extension is in keeping with the existing property, it is subservient to the dwelling and mirrors existing features on the property.

Residential amenities

- The neighbour has concerns that the extension will cause some disturbance to their property.
- The Building Control Department have been approached for comments and as the applicant is to use the existing retaining wall and build hard up against it, they consider that no problems will be caused to the neighbouring property.

Comment on representations

- All letters of objection have highlighted that there is large amounts of space around and between each property, the addition of a single storey side extension will still ensure there is space around the property.
- The gap between the application site and neighbouring property will be approximately 8m ensuring there is sufficient space between the plots.
- Residents have commented that there will be some loss of light to Number 37.
- Officers have considered these comments and the site is located to the east of Number 37, the application site is at a lower level and the proposal is single storey.
- Therefore, although there may be some loss of early morning light to Number 37, given the site circumstances, the application is not considered refusable on this ground.
- Concerns have been raised regarding the height of the extension which measures 6m, residents consider it should be advertised as two storey.
- Officers consider that although the extension is high, the dormer window to the front is to allow light into the extension and not for additional floorspace at first floor level.

Recommendation

APPROVE – subject to the following condition(s):

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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.

02 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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

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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3