

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 December 2004

**Item No:** 05  
**Address:** 39 Hamble Springs Bishops Waltham Southampton Hampshire SO32 1SF

**Parish/Ward** Bishops Waltham

**Proposal Description:** Single storey rear extension

**Applicants Name** Mr And Mrs S Nutley

**Case No:** 04/02595/FUL

**W No:** W19252

**Case Officer:** Christine Brant

**Date Valid:** 14 October 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation



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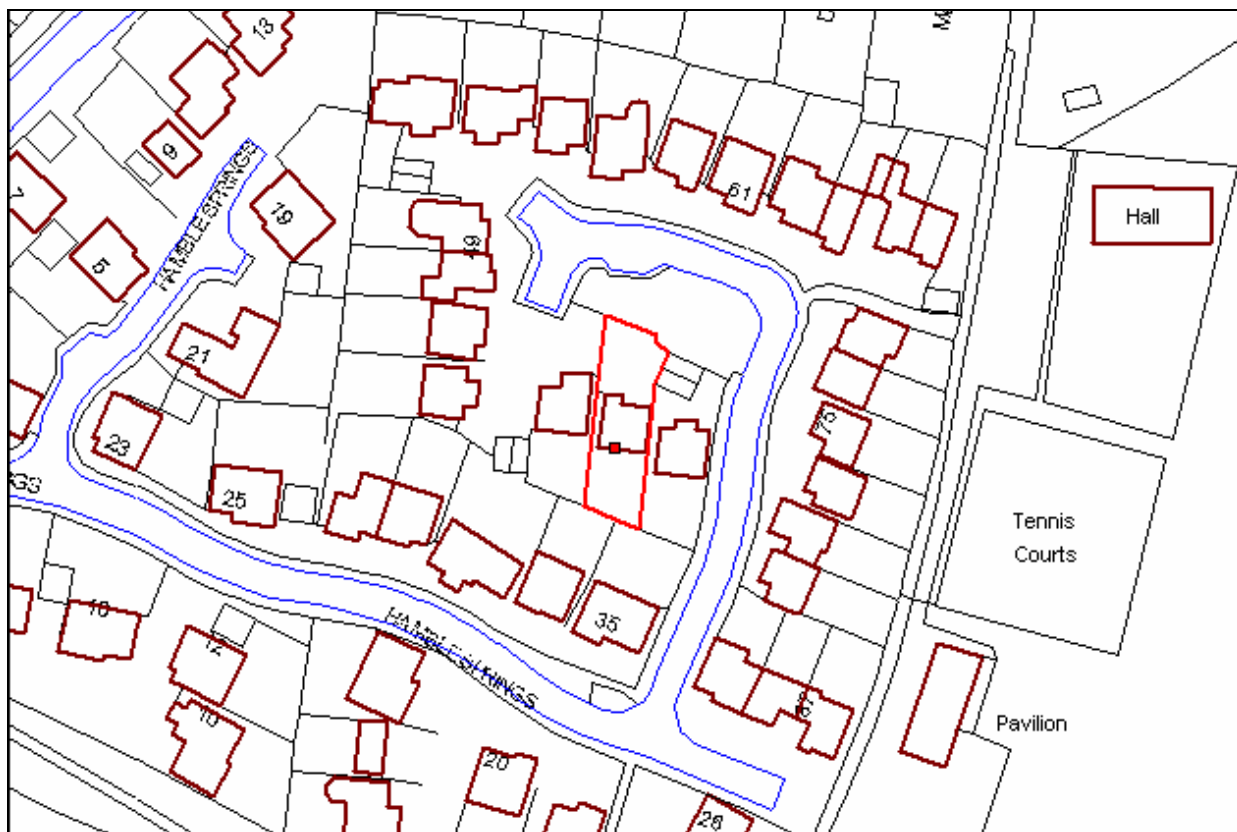
**SITE LOCATION PLAN**

**Case No:** 04/02595/FUL

**W No:** W19252

**Address:** 39 Hamble Springs Bishops Waltham Southampton Hampshire SO32 1SF

**Proposal Description:** Single storey rear extension



**Site Description**

- Modern two storey detached dwelling.
- Built of red brick with cream render to the front elevation and concrete roof tiles.
- Small rear garden with 1.8m timber fencing to side and rear boundaries.

**Relevant Planning History**

- None

**Proposal**

- As per Proposal Description

**Consultations**

- None

**Representations:**

Bishops Waltham Parish Council

- Object to the proposal.
- With regard to the size and shape of the plot and its relation to adjoining properties, the proposed extension would be detrimental to the visual amenities and the quiet enjoyment of the nearby property by its occupiers.
- Parish Council request a deferral on this application until a further investigation of the site can take place.

Letters of representations have been received from one Neighbours (33 Hamble Springs)

- Object to the application
- The rear of 33 Hamble Springs is at a considerably lower level and the proposed extension would greatly exacerbate an existing privacy issue.
- The rear boundary fence measures 1.86m on the side of No 33 but No 39 has a retaining wall so the land is much higher on the side of No 39.
- The properties are already close and the difference in ground levels will make the windows and French doors of the proposed extension overlook the ground floor windows of our property.
- Concerns about the loss of enjoyment of our garden caused by the extension, the windows would cause overlooking when outside.
- Concerns that the rainwater will be drained via a soak-away and this could undermine the structure of the retaining wall and the foundations of the fence posts.
- Invite Councillors of the Planning Committee to view the site from Number 33 as the differing levels can only be fully appreciated by a site visit.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5 H1

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 H2

## **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
- Comments on representations

### Principle of development

- Policy EN5 of the Winchester District Local Plan allows for extensions to residential properties within the settlement boundary and seeks to ensure that they are in scale, mass and siting both in itself and adjoining properties.
- The policy also seeks to ensure development is not detrimental to the amenities of adjoining uses.

### Impact on character of area

- The proposed extension is single storey and is to be located to the rear of the property.
- The extension will be visible to properties at the rear of the application site as the boundary fence is only 1.8m in height.
- Officers consider the extension to be small in dimension and the design is appropriate in relation to the existing property.
- The proposal is not visible from the public realm.

### Comment on representations

- Representations have been received from 1 neighbour (Number 33) who backs onto the application site and the Parish Council.
- They raise objection on the basis of increased overlooking, however Officers consider that the addition of a single storey extension will not exacerbate the existing issue of overlooking.
- There will be approximately 16m between the rear of the single storey extension and the rear of Number 33.
- The application site is at a higher level and the overlooking that currently exists from the first floor windows, is much greater than would exist from the proposed extension.
- The area of garden on which the extension is to be sited is currently laid out as a patio area.
- Concerns have been raised regarding the size of the remaining garden area but it is felt that there will still be a sufficient amount of amenity space.
- Officers consider that the proposed extension will not have a detrimental impact on the amenities of adjoining properties.

## **Recommendation**

**APPROVE – subject to the following condition(s):**

### **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.

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**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 materials 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 H1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3 H2