

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 November 2005

Item No:	02
Address:	Fairlawn 40 Hatherley Road Winchester Hampshire SO22 6RT
Parish/Ward	Winchester Town
Proposal Description:	Two-storey addition (Demolition of remainder of existing single storey rear extension and rebuilding in association with the works previously approved under 05/01549/FUL)
Applicants Name	Mr J. And Mrs R. Hoskins
Case No:	05/02157/FUL
W No:	W19650/01
Case Officer:	Mrs Jane Rarok
Date Valid:	1 September 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	At the request of a councillor
Site Factors:	

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 November 2005

Site Description

- The site is located midway along Hatherley Road and adjacent to Nethercliffe Prep School.
- The properties are traditional two storey detached and semi detached properties in long narrow plots.
- The site is a detached two storey dwelling constructed of red brick and with a slate tile roof.
- There is a single storey extension to the rear.
- The rear garden falls approximately 1m in height directly outside the rear extension and then slopes gently downwards in a southerly direction.
- The site boundaries consist of a brick wall approximately 2m in height with additional trellis to the east and various species of shrubs and hedging up to 3m in height to the west.
- The immediate neighbour to the east, at 38 Hatherley Road, has a rear conservatory adjacent to the existing ground floor extension. There is approximately 2 metres between the flank wall of the ground floor extension and the side elevation of the neighbouring conservatory.

Relevant Planning History

- W19650 First floor extension and single storey side extension approved August 2005.

Proposal

- Demolition of an existing single storey rear extension to allow for a two storey and single storey extension to proceed in accordance with W19650 approved in August 2005. It has become necessary to replace, like for like, the ground floor element of this extant permission because it is unable to bear the weight of the first floor works. As this was not part of the original description a new application was submitted to regularise this situation.

Consultations

- None.

Representations

City of Winchester Trust

- Comment – the demolition of the existing extension's wall should have formed part of the previous application and the current application appears to be to legalise the completion of its demolition. Believe the extension to be un-neighbourly.

Letters of representations have been received from 1 neighbour

- Object – the proposed extension will overshadow patio/garden, conservatory and kitchen resulting in a loss of amenity;
- The extension will be overbearing;
- The proposal is out of character with the existing building.

Councillor Love

- Requests that the application go before Planning Committee

Relevant Planning Policy

Hampshire County Structure Plan Review

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit

- DP3

National Planning Guidance/Statements

- PPS1: Delivering Sustainable Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design
- Residential amenities
- Comment on representations

Principle of development

- This proposal has been approved under W19650 in August 2005. However, it has become necessary to demolish and rebuild the existing single storey extension in order that it can bear the weight of the proposed first floor. It is to regularise this situation that a new application has been submitted.
- The site is located within the settlement boundary of Winchester where extensions to dwellings are considered acceptable in principle, subject to other material planning considerations, including impact on the amenities of neighbours.

Impact on the character of the area

- The proposed extension is to the rear of the property and will not be visible in the street scene, negating its impact on the character of the area.

Detailed design

- The proposed extension prolongs an existing rear projection to full first floor height, continuing at the height of the existing roof ridge which is subordinate to the primary ridge.
- In addition to this a single storey side extension is proposed on the new south west elevation.
- All new windows are on the south east elevation; French windows and a single half window are proposed at ground floor level, and a single window at first floor.
- The materials stated for use in the development: slate, matching facing brick and softwood windows and doors are in keeping with this and other properties along this street.

Residential amenities

- The proposal does not include any windows in the north east or south west elevations fronting neighbouring properties. A condition has been attached to the extant August 2005 consent which prohibits any additional first floor windows in the north east and south west elevation without the prior consent of the local planning authority.
- The extension is approximately 2m from the flank wall of the neighbouring property at 38 and the impact that this first floor extension would have on the amenities of the neighbour was assessed as part of the extant permission.
- Given the orientation of the property in relation to the cycle of the sun, it was accepted that this proposal might give rise to a small amount of additional overshadowing. However, the level of overshadowing that might occur from the extension when assessed over a full day was considered to be minimal and it was not considered that this would be materially detrimental to the amenity of the adjoining dwelling.

Comment on representations

- The potential for overshadowing has been outlined above. In brief it is not felt that there will be any material increase in overshadowing.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 November 2005

- The characteristics of properties in this location are that of narrow dwellings extending deep into their plots and with long two storey side elevations. This property has an existing two storey wall of approximately 13.5m in length and an additional 4.5m at ground floor level along the boundary of 38 Hatherley Road. It is not considered that the addition of a further 3m to eaves height at first floor level will be overbearing on the adjoining property.
- There are a variety of rear extensions in the area and given the proposed materials, proportions and position of the extension - coupled with the lack of public views – means it is not considered that the proposal is out of character with the existing building nor the street scene as a whole.
- It should be noted that this scheme does not have any different impacts on amenities or street scene than the previously, and recently, approved application.

Recommendation

APPROVE – subject to the following conditions:

Conditions/Reasons

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 materials to be used in the construction of the external surfaces of the 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.

03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (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 east or west elevation(s) of the extension hereby permitted.

03 Reason: To protect the amenity and privacy of the adjoining residential properties.

Informatives

01. 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