

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 December 2005

Item No:	01
Address:	92 Imber Road, Winchester, Hampshire SO23 0NH
Parish/Ward	Winchester Town
Proposal Description:	Single storey side extension (RESUBMISSION)
Applicants Name	Mr T Willetts
Case No:	05/02395/FUL
W No:	W17761/01
Case Officer:	Mr Robert Ainslie
Date Valid:	3 October 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received
Site Factors:	Civil Aviation

Site Description

- The application site is a semi-detached, 2-storey, pitched roof house with facing brick walls and tiled roof. The dwelling is arranged at right angles to the adjacent property at 62 Garbett Road, which lies to the west. The dwelling has an open plan frontage and no on-site parking. The dwelling has a small single storey, flat-roofed side extension, to the north side
- The application site is situated within the settlement policy boundary of Winchester, on the Winnall housing estate. The road is characterised by pairs of semi-detached, 2-storey, pitched roof houses, including those immediately to the north-east side of the site.

Relevant Planning History

- **W17761** Two storey side extension with pitched roof to provide additional living space - Application Refused - 10/05/2005

Proposal

- As per Proposal Description
- This application follows a refusal earlier in the year for a two storey extension to the northern side of the property. This previous application was refused on grounds of overbearing impact on the street scene, loss of privacy and loss of light.
- The current application is solely for a single storey addition to the side with a pitched roof.

Consultations

- None

Representations:

City of Winchester Trust:

- No Comments

Letters of representations have been received from 6 Neighbours

- This semi-detached house is of a multiple occupants 5/6 units and this could develop into another two units. Amongst 2 & 3 bedroom houses and this will cause problems with noise and parking.
- Would set a precedent on what is now a well laid out and pleasant council estate.
- Is being let at present and extension is required to house further tenants which will only benefit the owner/landlord and not the local community.
- Would cause more parking problems in the street and also extra noise.
- Upkeep of the property is not maintained at an acceptable level at this present time and this will only make it worse not better.
- Would take light and privacy from the back of neighbouring property.
- Have had to put up with continual noise from property since it was let into single bed sits.

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

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

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

Principle of development

- The application falls within the settlement boundary of Winchester where extensions to residential properties are considered to be broadly acceptable in principle subject to other material planning considerations, which are addressed in more detail below.

Impact on character of area

- The surrounding area is characterised by predominantly similar semi-detached dwellings. In terms of street scene, the visual impact of the proposals would be only marginally greater than that which currently exists.
- The existing single storey addition has a flat roof and appears subservient to the main dwelling. Whilst the proposals include a pitched roof to the addition, this would still appear subservient to the main dwelling and would not detract from the uniformity and rhythm of the surrounding dwellings.
- Given the nature of the application site in relation to the neighbouring property to the west, it is inevitable that the proposals would have some visual impact on this neighbouring property. The subdivision of the gardens is such that a fence extends out from the northwest corner of 92 Imber Road in a northwesterly direction to the boundary with 90 Imber Road, effectively cutting across the rear garden of 62 Garbett Road. However the addition is only single storey extending in a northerly direction by 3.5 metres. Whilst the addition would be clearly visible from the neighbouring property, it is not considered that the visual impact would be so unacceptable as to justify refusal on this basis.
- The proposed addition would be visible from the neighbouring property to the north by virtue of the existing windows at first floor level in this neighbouring property. Whilst the ridge of the addition would be opposite these windows it is not considered that the visual impact would be unacceptable from this property.

Residential Amenities.

- The proposed addition would result in French windows facing directly towards 62, Garbett Road, close to the boundary. The existing boundary between the properties is a relatively low level fence and the site is therefore relatively open. Whilst the proposed relationship between the properties in terms of residential amenity would not be ideal, it must be noted that a smaller addition with a lower roof line, still located tight to the boundary, could be constructed under permitted development, outside the control of planning. In addition, the impact on the amenities of the neighbouring property could also be overcome by the construction of a taller boundary fence, again within permitted development rights. It is therefore considered that a refusal on residential amenity grounds could not be sustained.
- Whilst it is acknowledged that the proposal would result in a small loss of light to the neighbouring property this would not be significant given the existing addition to the side of the property and the proposal is therefore acceptable in this respect.

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Recommendation

APPROVE – subject to the following condition(s):

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 addition 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 38(6) of the Planning and Compulsory Purchase Act 2004, 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