

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL DELEGATED OFFICER REPORT
DATE OF RECOMMENDATION

Item No: 14
Address: 5 West End Terrace Winchester Hampshire SO22 5EN

Parish/Ward Winchester Town

Proposal Description: Erection of two storey garage/summerhouse, with studio over, to the rear of property (RESUBMISSION)

Applicants Name Mr And Mrs Sadler

Case No: 05/01935/FUL

W No: W13320/03

Case Officer: Ms Nicola Whitehead

Date Valid: 3 August 2005

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:

Conservation area

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Site Description

- The site is located within the settlement boundary of Winchester within the Winchester Conservation area.
- The property is a detached dwelling with a long narrow rear garden which is gated towards the rear. The garden is fully enclosed by fencing, wall and planting to approximately 2m high.
- To the rear of the garden is a temporary tent structure which is used as a make-shift garage area.
- The neighbouring properties vary in style however they all have long rear gardens and most have some structural forms at the end of the gardens, these consist of single storey garages and two storey converted outbuildings. Some of the neighbouring properties along the road have summer house type structures to the rear of the gardens.
- To the rear of the property is an access road for the properties and service/ emergency vehicles.

Relevant Planning History

- **W13320** Replacement detached dwelling - Application Permitted - 14/10/1993
- **W13320/01L** (Amended Description) Demolition of existing dwelling and garage; replacement detached dwelling - Application Permitted - 14/10/1993
- **W13320/02** Erection of two storey garage/summerhouse, with studio over to the rear of property - Application Refused - 19/07/2005

Proposal

- As per Proposal Description

Consultations

Highways

- No Objections

Conservation

- This is an improvement on the previous schemes.
- The flint wall is to be retained.
- There are similar two storey structures and therefore this will not be of detriment to the character of the area.
- Style and materials are in keeping with the rest of the street

Representations:

Winchester Trust

- Improvement on previous scheme. Design and materials overcome previous objections. Object if flint wall is to be demolished as this would be detrimental to the conservation area.

Neighbour Representation = 8 Objections

- Concerns will be let out and create additional traffic where parking is already a problem.
- Not acceptable to build rooms over single storey garages
- Detrimental to the character of the conservation area and create an urban alleyway
- Building to the rear boundary will narrow the road and create problems for traffic movements
- Will set an undesirable precedent
- Issues overlooking and blocking of views
- No off road storage for wheely bins
- No POS has been considered as this will be a separate unit of accommodation
- Historic flint wall should not be removed or covered up
- The height of the rear gable is indefinable
- Roofline is unacceptable high and will dominate the skyline
- There are 4 velux windows on the north side of Coach mans cottage. The result will be overlooking and loss of light

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Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E10

Winchester District Local Plan

- EN.5, HG.6, HG.7

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, HE.4, HE.5

National Planning Policy Guidance/Statements:

- PPS1 Delivering Sustainable Development

Planning Considerations

- Principle of Development
- Impact on Character of area
- Residential Amenities
- Comments on representations

Principle of development

- The principle of development is established within the settlement boundary of Winchester.
- The proposals will be in keeping with similar buildings along Middle Road and it is considered that the proposals will be an improvement on the current situation.

Impact on character of area

- The proposals will be located off of Middle Road. Middle Road is a narrow residential street which appears to be primarily used by residents of the properties which back onto it. To the rear of the Properties of West End Terrace there are many different types and styles of structures with some single storey garages, some two storey buildings and some gaps. To the opposite side of Middle Road directly opposite the plot is a large brick wall. Further along the road there are two storey buildings.
- The proposal is two storey and will be at the same height as the two storey building on the neighbouring site.
- The site is not highly visible being set within a residential area with many 3 storey large buildings and away from any main roads and situated to the West of a large brick wall.

Residential Amenities

- The previous scheme had several windows at first floor which would have caused overlooking of the rear gardens of the neighbouring properties. These have now been removed and only high level windows and roof lights remain which has overcome this issue. There will be no overlooking from the roof lights.
- The proposal will be north of the adjoining building and will not result in any overshadowing.

Comments on representations

- The application is for office space, garage and a summer room. The officer has to assess the application on this basis and therefore the concerns regarding the space being let out are beyond the control of this planning application. POS is not required as this is not a separate dwelling in its own right.
- Building over garages on Middle road does not appear to be common practice however as two storey buildings exist on the street it would be difficult to refuse the application on harm to the street scene given the existing situation.
- The concerns over the narrowing of the road have been raised with the highways officer who does not believe this will be a problem. Most of the buildings along Middle Road are built to the extent of the plot. It would be unreasonable and unnecessary to refuse the application on the basis
- The existence of two storey properties along Middle Road already sets a precedent for two storey structures

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- The historic flint wall will partially covered up by the proposals however it is not considered that this wall is highly visible and does not significantly contribute to the street scene or character of the area. Covering the flint wall would not be an adequate reason for refusal
- The height of the rear gable can be defined from the plans

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 (as amended).

02 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

02 Reason: In the interests of the amenities of the locality.

03 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

03 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

04 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 any elevation(s) of the development hereby permitted.

04 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, E10

Winchester District Local Plan Proposals: EN.5, HG.6, HG.7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, HE.4, HE.5