

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 20 December 2005

Item No: 12
Address: Tigh Na Mara, Manor Close, Wickham, Fareham, Hampshire PO17 5BZ

Parish/Ward Wickham

Proposal Description: Demolition of existing integral garage to the front and erection of two storey front and single storey side extensions (RESUBMISSION)

Applicants Name Mr And Mrs Goodman

Case No: 05/02409/FUL

W No: W19701/01

Case Officer: Mr David Cunningham

Date Valid: 4 October 2005

Delegated or Committee: Committee Decision

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

Site Factors: Civil Aviation

Site Description

- Tigh Na Mara is a two-storey detached dwelling set on irregular shaped plot
- The property has a single garage attached to the front of the dwelling which is set back approximately 5 metres from the highway
- There is a small open space area to the side of the dwelling with additional open space at the rear of the plot
- This plot is located between a row of terraced dwellings to the north (Fareham Road) and semi-detached dwellings to the south dwellings (Mayles Close)
- The terraced dwellings to the north have small outbuildings located at towards the rear of their gardens and back onto the northern boundary of the subject plot
- Both the northern boundary and southern boundaries have 6 foot timber fences as boundary treatment
- There are no adjoining dwellings towards the rear of the site

Relevant Planning History

- W19701 – First floor front and single storey side extensions (*Application Refused 26/09/05*)

Proposal

- As per Proposal Description
- The proposal is a re-submission of a previous application which was refused largely on highway grounds
- The highway issues included inadequate provision of car parking and the impact this would have on traffic and the safety of pedestrian using the public footpath
- The previous application was also considered to be overdevelopment as the upper level extension protruded too close to the highway
- Following the previous refusal, a meeting was held with the applicant to discuss amending the proposal to address the LPA's concerns

Consultations

Engineers:Highways:

- No highway objections subject to condition relating to provision of car parking spaces. I have visited the site and am satisfied that sufficient area exists to provide two car parking spaces, however the area will need surfacing in a suitable hardened material such as macadam or concrete blocks

Southern Water:

- No adverse comment

Representations:

Wickham Parish Council

- Object – overdevelopment of the site, concern that parking provision is inadequate
- Letters of representations have been received from 1 Neighbour
- Any further enlargement of this property will spoil the enjoyment of my garden as the new build will be immediately adjacent to my fence
 - The size of the enlargement will mean that the building is out of proportion to the plot size and will affect the aesthetic appeal of the area
 - The new build is not in keeping with the surrounding buildings as they are Victorian terraced cottages
 - The ungainly design will not fit in with the locality as it is too big and will affect local parking
 - Most people move when larger premises are required – not seek to afflict enlargement on the local neighbourhood

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T6

Winchester District Local Plan

- EN.5, H.1, T.9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, H.2, T.2

Supplementary Planning Guidance:

- Wickham Village Design Statement

National Planning Policy Guidance/Statements:

- PPS1 – Delivering Sustainable Development
- PPG3 – 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
- Highways

Principle of development

- The site falls within the Wickham policy boundary so the principle of residential development is acceptable

Impact on character of area

- The surrounding character is a mixture of detached, semi-detached and terraced dwellings on various plot sizes
- The subject plot is constrained by its awkward configuration and the fact it is 'wedged-in' between terraced dwellings to the north and larger semi-detached dwellings to the south
- The garage is currently set back 5.0 metres from the highway which is consistent with the surrounding character
- The proposal seeks to extend over the footprint of the existing garage to facilitate an additional bedroom at first floor level– it is important to note that the extension will not protrude any further than the existing building line as was previously the case
- The proposed side extension will take up part of the existing side garden however it will be set back 1 metre from the northern boundary as shown on the plans
- The applicant quite rightly points out that the side extension could be carried out under permitted development as no previous extensions have been carried out to date
- The horse chestnut tree on the front of the site will be retained and will not be impacted as part of this proposal
- This is because the existing foundations can be re-used for the front extension thereby minimizing any disruption to the tree

Residential amenities

- A letter of objection was received from a neighbouring property to the north concerning the proposed side extension
- As shown on the site location plan, the proposed side extension will back onto neighbouring sheds which will act as a buffer to numbers 3 and 4 Manor Villas
- It should be noted that neither of these properties raised an objection to the proposal
- Overlooking will not be a concern, particularly as there is already eastern facing windows at the upper level

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Highways

- The highway officer is satisfied that sufficient area exists to provide two car parking spaces following concerns that were raised as part of the previous application

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 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.

03 Before the development hereby approved is first brought into use, a minimum of two car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

03 Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

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, T6

Winchester District Local Plan Proposals: EN.5, H.1, T.9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, H.2, T.2