

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 20 December 2005

Item No: 11
Address: Jonquil Twynhams Hill Shirrell Heath Southampton Hampshire SO32 2JL

Parish/Ward Shedfield

Proposal Description: Raising of roof to provide first floor accommodation; front and side extensions following demolition of existing garage, single storey rear extension to replace conservatory; attached single garage to front

Applicants Name Mr And Mrs Thurlbourne

Case No: 05/02459/FUL

W No: W07980/04

Case Officer: Mr David Cunningham

Date Valid: 10 October 2005

Delegated or Committee: Committee Decision

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

Site Factors: Civil Aviation

Site Description

- Jonquil is a detached bungalow located on the southern side of Twynhams Hill
- The dwelling has an attached single garage which is located along the western boundary of the site whilst the rear garden is characterised by a large conservatory
- The level of the subject plot is significantly lower than that of the neighbouring property to the west known as 'Candie'
- There is a two metre high brick retaining wall located along the western boundary and there is a mature two metre high hedge running along the eastern boundary
- There are no dwellings to the rear of the property

Relevant Planning History

- W07980 – Erection of single storey rear extension (*Application Permitted 15/05/1984*)
- W07980/01 – Single storey rear extension (*Application Permitted 04/05/1988*)
- W07980/02 – Conservatory to rear (*Application Permitted 28/10/1996*)
- W07980/03 – Raising of roof to provide first floor accommodation with extension to side to include single garage, replace existing rear conservatory to sun lounge, single storey front extension and various internal alterations (*Application Refused 14/09/2004 – Dismissed on appeal 20/04/2005*)

Proposal

- As per Proposal Description
- The previous proposal has been amended to remove the existing garage from its current location to facilitate a two metre gap between the western boundary and the dwelling
- As a result, a new garage and manoeuvring area is proposed to be located at the front of the site whereas previously it formed an integral component of the dwelling

Consultations

Engineers:Highways:

- No highway objections
- From the submitted layout plan provided it is evident that sufficient area exists to provide acceptable on site parking

Representations:

Shedfield Parish Council – Object

- The proposed position of the garage is inappropriate and compromises the building line
- No letters of representations have been received from neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN.5, H.2

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, H.3

Supplementary Planning Guidance:

- None

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 site is included in the Shirrell Heath residential development frontage under policy H.2 of the Winchester District Local Plan and policy H.3 of the Winchester District Local Plan Review
- As such, the principle of residential development is acceptable

Impact on character of area

- An assessment of the surrounding context reveals that the predominant form of housing type is that of two-storey dwellings
- The proposal seeks to create upper level accommodation in the form of 3 bedrooms, a bathroom and a hallway
- The previous application was dismissed at appeal on the grounds that it would adversely affect the neighbouring property known as 'Candie' by way of visual intrusion and overshadowing
- It should be pointed out that the previous application involved the upper level extension being developed right up against the western boundary (where the existing garage is located)
- The proposed front and rear elevations shows the relationship between the subject dwelling and the adjoining dwelling at 'Candie' which now displays a 4 metre gap in between
- Having regard to the predominant two-storey character of the locality and the distances between the dwellings along Twynhams Hill, it is considered that the 4 metre distance proposed is in keeping with the character of the area
- The Parish Council's concerns about the location of the garage is noted, however an assessment of the site plan (as proposed) reveals that the building line already protrudes closer to the highway at 'Lorelei' and 'The Haven'

Residential amenities

- It must be stressed that no objections have been received from either neighbouring property
- There is no argument that the proposal does result in an increase to ridge height, however this issue needs to be carefully balanced with the character of the area
- As mentioned above, nearly all of the dwellings in the vicinity are two storey in height whilst the distance of four metres between dwellings is also consistent with the surrounding context
- It could therefore be argued that the proposed impact of this upper level extension will be exactly the same to that of neighbouring two-storey properties with similar separation distances
- To ensure no overlooking occurs to the neighbouring properties in the future, a condition has been imposed restricting the use of new windows on the eastern and western elevations
- On balance, it is considered the proposed development is an improvement to the previous refused scheme and on balance, it is recommended for approval

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 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.

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

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 side elevation(s) of the extension hereby permitted.

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

04 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

04 Reason: To ensure the permanent availability of parking for the property.

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: EN.5, H.2

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