

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 02
Address: 15 Bull Farm Lovedon Lane Kings Worthy Winchester Hampshire
SO21 1AQ

Parish/Ward Kings Worthy

Proposal Description: Two storey rear and single storey side extension with integral garage;
replacement front porch

Applicants Name Mr Andrew Hughes

Case No: 05/02218/FUL

W No: W10491/01

Case Officer: Ms Nicola Whitehead

Date Valid: 9 September 2005

Delegated or Committee: Committee Decision

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

Site Factors: Countryside

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Site Description

- The site is located a short distance outside and to the east of the settlement boundary of Kings Worthy in the countryside and is accessed by a single track lane
- The property is at the end of a row of originally identical properties almost all of which have now undergone some form of extension and some of which have been permitted very similar extensions.
- The property is a two storey detached dwelling, of brick and clay tile construction which was originally part of the Bull Farm estate.
- The property is set in a substantial plot at the north end
- There is a single storey rear extension and flat roof car port to the side. In the rear garden there is detached, pitched roof, brick and tile outbuilding which straddles the boundary line of the site and neighbouring property and is approximately 6m long
- There is a neighbouring property to the North of the site. The neighbouring property has been extended from its original form to the Southern side towards the application site.

Relevant Planning History

- **W10491** Erection of single storey rear extension and side carport - Application Permitted - 19/04/1988
- **APP/L1765/A/02/1097945**
19 Bull farm. Appeal against refusal for two storey rear extension and front porch. Appeal was allowed (December 2002)
- **APP/L1765/A/01/1064978**
13 Bull Farm. Appeal against refusal for two storey rear extension, single storey side extension and new porch. Appeal was dismissed (September 2001)

Proposal

- As per Proposal Description

Representations:

Kings Worthy Parish Council

- No Comments

Letters of representations have been received from 4 Neighbours

- Loss of light to neighbouring property
- Contrary to policy C.19 and PPS7
- Garage will destroy the rural character of the cottages
- Would reduce the stock of affordable houses
- Proposals are too close to the boundary
- Lots cottages along road have already been spoilt by similar proposals
- Would set a precedent for similar proposals
- Should reconsider location of extension
- Will create parking problems as a larger property can accommodate more people

HCC Land Registry

- Scale and nature of the development is not in keeping with the local environment
- Would change the character of the building
- Contrary to policy

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Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, C2

Winchester District Local Plan

- EN.5, C.1, C.2, C.19

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, C.1, C.22

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

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
- Comments on representations

Principle of development

- The proposals are contrary to policies C.19 and C.22 in that the property is less than 120m² and the resulting extension would be an increase of approximately 60% however there have been 2 appeals on other similar properties which were originally part of the Bull Farm estate.
- The first appeal was at no. 13. This is to the edge of the settlement of Kings Worthy on Stoke Charity Lane. This appeal was dismissed on the impact on the character of the area but the inspector did not agree that the proposals would result in a loss of an affordable dwelling. The inspector found that the size of the plot in an attractive edge of countryside location and large agricultural building to the rear would significantly add to the value of the property and that there were more affordable dwellings close by within the settlement of Kings Worthy.
- The second appeal was at 19 Bull Farm which is 4 properties up from the site. This appeal was allowed and the inspector noted that the size of the plot and attractive location would significantly add to the value of the property and would not be affordable to lower paid members of rural communities and particularly rural workers.
- Given the precedent set by the inspectors appeal decisions it would be unreasonable to use the affordable dwellings part of the policy as a reason for refusal as inspectors have already concluded that these dwellings are not affordable and therefore the extension would not result in a loss of affordable dwellings in the countryside.
- The officer recognises that since these appeals there has been policy C.22 of the emerging local plan introduced however given the similarity between the policies it would not be reasonable to suggest that the policy situation has changed since the appeal decisions.

Impact on character of area

- The proposals will primarily be visible from views across the field from the edge of the settlement boundary of Kings Worthy. Given the existing built form and that the proposal are mainly to the rear which will not increase the width or visible bulk from this view, it is not considered the character will be impacted from this view point.
- The depth of the property will be virtually doubled however there are very few views of this elevation until close range due to the hedges which bound the track up to the property.
- From the front of the property the officer feels that the proposed garage will improve the character of the property. The flat roof car port appears out of keeping with the rural character. The brick and clay tile pitched roof with bonnet hips will be more sympathetic and appropriate to the form of the main house.

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Residential Amenities

- The single storey pitched roof garage will not impact on the neighbour in terms of overshadowing nor will it be overbearing. The garage already exists in this position and the pitched roof will be the main visual additional at this point. The roof will be pitched away from the neighbouring property and will not cause any additional overshadowing. Additionally there are some trees to this elevation on the neighbour's boundary which will screen some of the visual impact of the pitched roof.
- The two storey rear extension will be 4m from the boundary with the neighbouring property and at least 2m to the building of the neighbouring property. It will for the most part be adjacent to the proposed garage and existing outbuilding. Given the distances between the extension and curtilage boundary, the existing single structures on site and the proposed garage the officer does not believe that the two storey section will cause significant overshadowing of the neighbouring property beyond that which already exists. Most of the overshadowing from the two storey section will be on the site and over the outbuilding.
- Given the existing structures, distance from the boundary and the design of the roof to be pitched away from the neighbouring site the officer does not consider that the proposals will be overbearing.

Comments on representations

- Proposals are too close to the boundary.
The proposals do not extend closer to the boundary than the existing built form on site.
- Would set a precedent for similar proposals.
The precedent for similar proposals has already been set and the inspector's appeal decisions must be taken into consideration.
- Should reconsider location of extension.
The officer is satisfied that this location is appropriate.
- Will create parking problems as a larger property can accommodate more people.
The site is within close proximity to Kings Worthy with regular bus services into Winchester. The council has maximum parking standards to discourage the use of the car. The site will accommodate 2 cars and this is considered adequate given the proximity to Kings Worthy

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 and garage 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 The garage hereby approved shall not be used for any other purpose than the parking of cars.

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03 Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

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 the North elevation(s) of extensions 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, C1, C2

Winchester District Local Plan Proposals: EN.5, C.1, C.2, C.19

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, C.1, C.22