

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 12 January 2006

Item No: 06
Address: 25 Sunnydown Road, Olivers Battery, Winchester Hampshire SO22
4LD

Parish/Ward Olivers Battery

Proposal Description: Raising roof to provide first floor accommodation

Applicants Name Mr K Rastall

Case No: 05/02667/FUL

W No: W19809

Case Officer: Mr David Cunningham

Date Valid: 8 November 2005

Delegated or Committee: Committee Decision

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

Site Factors: None

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 12 January 2006

SITE LOCATION PLAN

Case No: 05/02667/FUL

W No: W19809

Address: 25 Sunnydown Road Olivers Battery Winchester Hampshire SO22
4LD

Proposal Description: Raising roof to provide first floor accommodation

Site Description

- 25 Sunnydown Road is a detached bungalow which is characteristic of the housing type of Oliver's Battery
- The dwelling itself is constructed of face brick with a tile roof and has single garage attached to the north
- The property backs onto the South Winchester Golf Course and is raised from the rear boundary
- There are similar types of bungalows on either side of the dwelling, however there is evidence of upper level extensions to bungalows further north up Sunnydown Road
- It should also be pointed out that a similar type development at 29 Sunnydown was approved in September 2003, however this is yet to be implemented

Relevant Planning History

- None

Proposal

- As per Proposal Description
- The proposal involves raising the existing roof height by a further 1.2 metres
- The existing garage to the north will be demolished and the new development will be setback approximately 900mm from the boundary
- The distance from the development to the adjacent bungalow to the north will be 1.9 metres – the current distance is 1.1 metres
- The development also incorporates a small porch extension to the front and a small single storey extension to the rear

Consultations

- None

Representations:

Olivers Battery Parish Council – Object to the application

- It is considered that the proposed development would be over-development of the site resulting in an excessive building bulk not in keeping with the street scene

Letters of representations have been received from 1 neighbour

- The raising of the roof would restrict the views of other residents and would detrimental to the appearance of other bungalows in the same area

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN.5, H.1

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, H.2

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/street scene
- Residential amenities

Principle of development

- The principle of residential development is acceptable as the site falls within policy boundaries as prescribed in policy H.1 of the adopted Winchester District Local Plan and policy H.2 of the Winchester District Local Plan Review

Impact on character of area

- The character of the area has historically been detached bungalows, however in recent years there has been evidence of this changing as households seek to extend the size of their properties
- Given that most of the bungalows are sited close to the side boundaries, most proposals to extend involve raising the roof or extending to the rear in order to provide additional living area
- The applicant has cited two similar developments at 37 and 39 Sunnydown Road, which when viewed from the South Winchester Golf Course, have almost identical rear elevations to what is proposed as part of this application
- More significantly, a similar type development at 29 Sunnydown Road was approved in September 2003, however this has yet to be implemented (reference 03/02181/FUL)
- The timber decking proposed to the rear is similar to other neighbouring dwellings which seek to capitalise on the outlook to the South Winchester Golf Course
- The small increase in roof height will not have an adverse impact on the streetscene, particularly as there are other examples along Sunnydown Road
- Having regard to above examples, the proposed development can be deemed to be consistent with the character of the area which has become more varied in recent years
- Overall the proposal represents a positive design that enhances the current dwelling and its outlook to the South Winchester Golf Course

Residential Amenity

- The key consideration in the assessment of this application related to the impact of the development on the immediate neighbouring properties
- This is because the proposal involves raising the height of the current roof height by a further 1.2 metres and extending it across almost the entire width
- The neighbour to the south at 23 Sunnydown Road will not be affected as their attached garage provides a suitable buffering distance to the development
- The neighbour most likely to be effected is that of 27 Sunnydown Road; however the windows that do face south are secondary windows and are already cited only 1.1 metres from the existing garage
- The proposal will increase this distance to 1.9 metres as the existing garage will be demolished – this distance will still allow for some natural light to penetrate
- There is evidence of similar setback distances further up Sunnydown Road (on the eastern side) and at 29 Sunnydown Road which has not implemented their planning permission
- The setback distances are only slightly less to the examples cited by the applicant
- No objections have been received from either neighbour
- Having regard to other planning consents granted in the vicinity and taking account of the lack of objection from neighbouring properties, it is considered that it would be difficult to sustain a refusal based on loss of amenity

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.

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 development hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

03 The first floor window(s) in the northern and southern elevations of the development hereby permitted shall be glazed in obscure glass and thereafter retained.

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

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 northern and southern elevation(s) of the development hereby permitted.

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

Informatives

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.

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.1

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