

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 12 January 2006

Item No: 07
Address: 28 Mallard Close, Bishops Waltham, Southampton Hampshire SO32 1LW

Parish/Ward Bishops Waltham

Proposal Description: First-floor front and rear extension above garage

Applicants Name Mr D Taylor

Case No: 05/02594/FUL

W No: W18879/01

Case Officer: Mr David Cunningham

Date Valid: 9 November 2005

Delegated or Committee: Committee Decision

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

Site Factors: Civil Aviation
Tree Preservation Order

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SITE LOCATION PLAN

Case No: 05/02594/FUL

W No: W18879/01

Address: 28 Mallard Close Bishops Waltham Southampton Hampshire SO32
1LW

Proposal Description: First-floor front and rear extension above garage

Site Description

- 26 Mallard Close is a mid link dwelling in a row of four terraced houses
- The dwellings run almost perpendicular to Mallard Close whereas the majority of other dwellings are sited facing the highway
- The application site is the only property with an attached garage along the terrace of four
- The garage has a considerably lower roof line than the adjoining dwellings and a bedroom already exists within the roof-space
- The bedroom currently gains its light source from a small velux window in the rear elevation
- The dwelling has a reasonable sized rear garden which includes a conservatory
- The rear boundary is characterised by a 1.8 metre high boundary fence

Relevant Planning History

- W18879 – Replacement conservatory to the rear (*Application permitted 17/05/2004*)

Proposal

- As per Proposal Description
- The proposal seek permission for two pitched dormer windows over an existing garage
- It should be noted that the bedroom already exists and currently has a small velux window incorporated into the rear elevation, however this is proposed to be replaced by the new dormer window

Consultations

- None

Representations:

Bishops Waltham Parish Council – Object

- External appearance detrimental to street scene

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.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

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Principle of development

- The principle of residential development is acceptable as the site falls within the policy boundary of Bishop's Waltham 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/street scene

- The subject dwelling is the only property in the row of four with an attached garage
- As such the proposed development will not set a precedent for similar types of development
- A bedroom already exist within the roof-space of the garage – this proposal merely seeks to increase the size of the bedroom by introducing dormer windows which allow natural light to penetrate
- As previously mentioned, the dwellings do not run parallel with the street but rather are sited perpendicular to Mallard Close
- As such the visual impact of the proposal on the streetscene will be less due to the irregular orientation of the dwellings
- Furthermore, the proposed dormer window at the front will be recessed well behind the building line of the dwelling giving the appearance of a gradual 'stepping' along the terrace
- The ridge height of the dormer will not exceed the height of the ridge line of the garage
- Overall, it is considered the proposed development will not be harmful to the streetscene and will be in keeping with the prevailing character of the area

Residential Amenities

- The dwellings to the front and the rear are located a considerable distance from the application site
- The dwelling already has upper level windows that are higher and closer to neighbouring properties than the proposed dormer windows
- The existing velux window in the rear elevation also results in a degree of overlooking already from the bedroom above the garage
- No objections have been received from neighbouring properties
- It would therefore be difficult to argue that the proposal would result in increased overlooking

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

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

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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