

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 22 June 2005

**Item No:** 03  
**Address:** 13 Little Mead, Denmead.  
**Parish/Ward** Denmead  
**Proposal Description:** Erection of two storey rear extension.  
**Applicants Name** Mr G Molineaux  
**Case No:** 05/02989/ful  
**W No:** W19017/02  
**Case Officer:** Nick Fisher  
**Date Valid:** 19 December 2006  
**Delegated or Committee:** Committee Decision  
**Reason for Committee:** Denmead Parish Council have objected to the proposal  
**Site Factors:** Tree Preservation Order.

### Site Description

- The site comprises one two storey detached dwelling- house (no. 13 Little Mead, Denmead)
- The building is constructed of brick with an interlocking tiled roof and is located within a small cul-de-sac of similar modern style detached dwellings.
- The property's side elevation (south western) faces the cul-de-sac turning head. The property can be clearly viewed from the cul-de-sac.
- There is a area of communal landscaping / vegetation located immediately to the south west of the site, between the garden's side boundary and the turning head that serves the cul-de-sac.
- The application site and surrounding housing estate are generally level.
- The proposed rear extension is located within the property's rear garden area to the north west of the dwelling. The rear garden is enclosed by a 1.8 metre fence. There are existing well established trees and bushes within the garden area located in close proximity to the boundary.
- There is a large Oak Tree (protected by a Tree Preservation Order) located immediately to the north east of the rear garden's side (north western) boundary. The tree's canopy and roots cover a large part of the garden.

### Relevant Planning History

- **W19017/01** Single storey side extension - 13 Little Mead Denmead - Application Refused. 06/05/2005. The application was refused on the grounds that the scale, siting, massing and design of the proposed two storey rear extension and its relationship to the site boundaries and neighbouring development was not acceptable, detrimental to the visual amenities of the area, and out of scale and character with the surrounding development and street scene.

### Proposal

- Erection of two storey rear extension.

### Consultations

#### Arboricultural Officer

- No objection raised. The officer states that the proposed works are within the zone of influence of a nearby tree protected by a Tree Preservation Order. To comply with British Standard 5837/2005 an Arboricultural Method Statement to include suitable protection measures for the tree and the associated root zone during construction should be submitted.

### Representations:

#### Denmead Parish Council :

- The Parish Council object to the proposal. The Parish Council considers that that the proposed development would result in an excessive building bulk adjacent to / abutting an existing residential property, detrimental to the visual outlook and amenities of the occupier of such property.

#### Letters of representations:

- Three letters of objection has been received from neighbours. The local residents consider that the application should be refused for the following reasons:
  - i. The proximity of the extension to the boundaries would adversely affect the amenities of nearby residential properties;

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- ii. The proximity of the extension to the boundaries changes the character of the existing building and would result in an increased visual intrusion and loss of privacy to the detriment of neighbouring properties by reason of its height and bulk;
- iii. By virtue of the mass and bulk the rear extension would appear to be incongruous and out of keeping with the character of the existing

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3,

Winchester District Local Plan

EN5, EN7,

Winchester District Local Plan Review Deposit and Revised Deposit:

DP1, DP3, DP5,

Supplementary Planning Guidance:

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National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles

**Planning Considerations**

The main considerations in respect of this application are:

- The principle of development.
- The comparison between the current proposal and proposed rear extension refused on the 6<sup>th</sup> May 2005.
- Impact on the character of the area street scene.
- The residential amenity of the occupiers of properties near to the site.
- The relationship between the existing dwelling-house and the proposed extension.
- The relationship with the tree protected by a tree preservation order.

Principle of development

- The principle of erecting an extension to a dwelling-house located within a residential area located within a settlement boundary is considered to be acceptable.

The comparison between the current proposal and proposed rear extension refused on the 6th May 2005.

- The previous scheme proposed a similar two storey side extension located to the rear of the existing dwelling. The proposed extension employed a full two storey roof structure (i.e. it was proposed that the extension's ridge was the same height as the existing ridge). It was also proposed that side elevation (south western) was aligned with the existing side elevation. The proposed extension related poorly in terms of size and scale to the existing dwelling, and did not appear to be subservient to the dwelling.
- In comparison to the refused scheme, the applicant has dropped the ridge height of the proposed extension by 50cm and stepped the side elevation (south western) in from the dwelling by 60cm. The use of the two measures has reduced the visual bulk of the extension in relation to the main dwelling-house. The extension now appears to be subservient to the existing dwelling and can be considered to be a superior proposal when compared to the previously refused scheme.

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Impact on character of the area / street scene.

- Although the proposed rear extension is in a prominent location when viewed from the turning head and properties located to the south west of the site, the height, and scale of the extension and relationship with the existing dwelling are considered to be satisfactory. The proposal is therefore not considered to be out of keeping with the two storey residential character of the area, or to damage the street scene.
- The officer considers that the existing landscaping / vegetation and fencing located between the south western garden boundary and turning head, will help soften the appearance of the extension when viewed from the turning head.

The residential amenity of the occupiers of properties near to the site.

- As mentioned above, the appearance of the extension and relationship with the existing dwelling is considered to be satisfactory and it is therefore felt that the proposal will not have a detrimental impact upon the visual amenity of the occupiers of dwellings near to the site.
- The proposed rear windows in the extension face the side elevation of no 12 Little Mead. The side elevation of this property does not contain any windows; therefore direct window to window will not occur. Although one of the proposed rear windows will obliquely overlook the rear garden of no 12 Little Mead, the general level of overlooking arising when compared to the existing situation, is not considered to be materially worse.

The relationship between the existing dwelling-house and the proposed extension.

- The relationship between the existing dwelling and proposed extension is considered to be acceptable. The proposal is subservient to the existing dwelling and will not appear to be excessively bulky or poorly scaled.

The relationship with the tree protected by a tree preservation order.

- It is considered that the proposed extension will not have a detrimental impact upon the tree that is protected by a tree preservation order, located immediately to the north east of the site. The Arboriculture Officer recommends that an Arboricultural Implications Assessment and Method Statement, prepared by a suitably trained and qualified arborist report, is submitted prior to construction. Primarily this report is required to ensure that the roots and branches of the tree are afforded adequate protection during the construction of the extension.

**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).

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02 Prior to the commencement of development, a detailed Arboricultural Implications Assessment and Arboricultural Method Statement, prepared by an a suitably trained and qualified arborist in accordance with BS5837:2005, in relation to the mature oak tree adjacent to the site, shall be submitted to and approved by the Local Planning Authority. Works relating to the protection of the tree shall be undertaken in accordance with the approved method statement.

The Arboricultural Officer shall be informed as soon as the construction exclusion zone (CEZ) has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact Kevin Cloud on 01962 848317.

No arboricultural works shall be carried out to trees other than those specified and in accordance with the approved Method Statement.

Any deviation from works prescribed or methods agreed in accordance with the approved Method Statement shall be agreed in writing to the Local

02 In the interests of protecting trees located within and in close proximity to the site.

03 The materials to be used in the construction of the external surfaces of the walls and roof hereby permitted shall match those used in the existing building.

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

**Informatives**

00. 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: EN5, EN7  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5

01. The applicant should be aware that work on the site can not commence until the Arboricultural Implications Assessment and Arboricultural Method statement has been submitted to and approved by the Local Planning Authority. The details of tree protection methods must be implemented and adhered to during the construction period.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, T2, H7, R2, E16.  
Winchester District Local Plan Proposals: H1, EN5, EN7, H7, RT3, T9.  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, H2, H7, RT3, T1.

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*Winchester City  
Council*  
Planning Department  
Development Control

## Committee Decision

**TEAM MANAGER  
SIGN OFF SHEET**

<b>Case No:</b>	05/02989/FUL	<b>Valid Date</b>	19 December 2005
<b>W No:</b>	19017/02	<b>Recommendation Date</b>	1 February 2006
<b>Case Officer:</b>	Mr Nick Fisher	<b>8 Week Date</b>	<b>13 February 2006</b>
		<b>Committee date</b>	<b>16 February 2006</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Two-storey rear extension (RESUBMISSION)

**Site:** 13 Little Mead Denmead Waterlooville Hampshire PO7 6HS

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y/N	Y/N	Y/N	Y/N

APPROVED TO GO TO COMMITTEE
TEAM MANAGER
Signed & Date

**AMENDED PLANS DATE:-**