

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 06
Address: Pippins, 66 Church Lane, Colden Common, Winchester, Hampshire,
SO21 1TR

Parish/Ward Colden Common

Proposal Description: Two-storey rear extension

Applicants Name Mr And Mrs P Lane

Case No: 05/02718/FUL

W No: W16825/01

Case Officer: Ms Nicola Whitehead

Date Valid: 14 November 2005

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor
Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Site Factors:

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Site Description

- The site is located within the settlement boundary of Colden Common and within a residential area. The site is accessed off of a cul-de-sac which runs parallel with the main route of Church Lane and is partially screened from the main road by trees and other vegetation.
- The property is a detached dwelling, two storeys to the western side with a long roof down to single storey on the eastern side. There is an existing dormer window along the eastern elevation at first floor within the roof.
- The property is one of a number of similarly designed properties along the cul-de-sac most of which have undergone some form of alteration.
- To the rear of the property there is a paved area with a small conservatory. The land slopes down gently to the garden beyond. At the bottom of the garden there is a 1.5 storey outbuilding.
- To the rear of the property there is a garden laid to lawn which is fully enclosed. To the rear boundary there is a substantial line of trees, to the eastern boundary there is a 1.8m timber fence with additional planting, to the western boundary there is a single storey building which extends approx 9m into the garden and then a 1.8m timber fence and trellis above. In addition in the neighbours garden to the east there is a single storey building which extends along the boundary 5m.

Relevant Planning History

- **W16825** Dormer window to side on east elevation - Application Permitted - 20/11/2000

Proposal

- As per Proposal Description

Representations:

Colden Common Parish Council

- Object to the application
- Out of proportion to the remainder of the building
- In excess of 60% of the existing footprint
- Adverse impact on the privacy of the neighbouring properties

Letters of representations have been received from 2 Neighbours including Cllr Bidgood

- The property is one of 6 designed to create a family of semi or Chalet bungalows. There has been sympathetic extension however this would be an extension of over 60% of the footprint of the original building and would represent an undesirable increase in the massing of the building and damage the balance of relationship between the properties.
- Proposals would be visible from Brickmakers Road.
- Would change the character of the area.
- Would be a loss of sunlight to the neighbouring properties.
- Other properties have only had single storey extensions.
- Would restrict the views from neighbouring properties.
- Would result in a loss of privacy to the neighbouring gardens.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN.5

Winchester District Local Plan Review Deposit and Revised Deposit:

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- DP.3
- National Planning Policy Guidance/Statements:
- PPS1 Delivering Sustainable 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

Principle of development

- The principle of residential development is acceptable within the settlement boundary of Colden Common.
- The scale and design of the proposals are in line with current policy

Impact on character of area

- The property is located towards the end of a cul-de-sac. To the front of the site there is a road and grass verge with trees and other vegetation and then Church Lane beyond. There are no major views into the site from the main road and beyond as a result of the separation distance and planting. The proposed alterations to the building are primarily to the rear with the exception of an extension to the existing dormer window to the side and therefore the officer is satisfied that the proposals will not have an adverse impact on the street scene.
- From the rear of the site the proposals will be well screened from public views by the high trees to the rear of the site. There has also been concern raised that the proposals will be visible from Brickmakers Road to the west however this road is far enough away from the road that there will not be any immediate views and in order to see the property a person would have to look over the existing extension and rear gardens of 4 other properties. The officer does not consider that this can be considered as being materially harmful to the character of the area.
- The officer is also satisfied that the character of the property will not be significantly altered. The proposals are large however they follow the same design and form as the existing building but will be subservient in both scale and design to the existing building. The neighbouring properties have also had a range of alterations from conservatories to full width single storey extensions with balconies over. The officer has taken the comments made by neighbours regarding the issue of character of the property into consideration however given the above the officer is unable to concur that the proposals will cause harm to the character of the property or the character of the group of properties.

Residential Amenities

- The officer is satisfied that there will be no increased overlooking or loss of privacy as a result of the proposals. There will be no additional windows at the first floor rear elevation. The new dormer to the first floor east elevation will be conditioned to be obscure glazed. A condition has also been added to prevent any additional windows in either side elevation. To the ground floor there will be a new window to the west elevation however this will face onto the garage.
- The gardens of the site and neighbouring sites are north facing and therefore there is already overshadowing caused by the existing building on site for some of the day. The proposals will increase the level of overshadowing however the officer is satisfied that given the existing conditions that this is not significant enough to warrant a reason for refusal.
- The property to the east of the site will experience some loss of very early morning sun as a result of the proposals however the overshadowing will be primarily across the single storey flat roof extension and the garage on the neighbouring site. The officer is satisfied this will not harm the enjoyment of the neighbouring property. There is a west facing window in the extension of the neighbouring property to the east which will also lose a small amount of sun light as a result of the proposals however this is a secondary window to the main window,

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being a large patio door to the rear elevation. The officer is not satisfied that a loss of sunlight to this window can warrant a reason for refusal.

- To property to the east will experience some overshadowing as the sun sets in the winter months however this will be almost entirely over the existing flat roof structures on the site and neighbouring site. The officer is satisfied that given the existing structures and distance between the proposals that there will be no material overshadowing.
- There has been some concern expressed by the neighbours regarding loss of views out of the site. Views are not a material planning consideration and cannot therefore be used as a reason for refusal.

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 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 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 east and/or west elevation(s) of extension hereby permitted.

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

04 The first floor dormer window(s) in the east elevation of development hereby permitted shall be glazed in obscure glass and thereafter retained.

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

Winchester District Local Plan Proposals: EN.5

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