

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City Council*  
Planning Department  
Development Control

**TEAM MANAGER  
SIGN OFF SHEET**

## Committee Decision

<b>Case No:</b>	06/00689/FUL	<b>Valid Date</b>	21 March 2006
<b>W No:</b>	13900/03	<b>Recommendation Date</b>	8 May 2006
<b>Case Officer:</b>	Mr Tom Patchell	<b>8 Week Date</b>	<b>16 May 2006</b>
		<b>Committee date</b>	
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Single-storey rear extension; single-storey extension to outbuilding; alteration to double garage to convert to single garage with pitched roof

**Site:** Ivy Cottage Avington Park Lane Easton Winchester Hampshire

Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
<b>N</b>	<b>N</b>	<b>N</b>	<b>Y=4</b>	<b>N</b>	<b>Y</b>	<b>Y</b>

<b>APPROVED TO GO TO COMMITTEE</b>
<b>TEAM MANAGER</b>
<b>Signed &amp; Date</b>

**AMENDED PLANS DATE:-**

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 06  
**Case No:** 06/00689/FUL / W13900/03  
**Proposal Description:** Single-storey rear extension; single-storey extension to outbuilding; alteration to double garage to convert to single garage with pitched roof  
**Address:** Ivy Cottage Avington Park Lane Easton Winchester Hampshire  
**Parish/Ward:** Itchen Valley  
**OS ref:**  
**Applicants Name:** Mr B Hart And Miss K Wilson  
**Case Officer:** Mr Tom Patchell  
**Date Valid:** 21 March 2006  
**Site Factors:**  
County Heritage Site  
Conservation Area  
Within 50m of Listed Building  
Tree Preservation Order

**Recommendation:** PER

### General Comments

This application is reported to Committee at the request of Itchen Valley Parish Council, whose request is appended in full to this report

### Site Description

The existing property is a linear thatch and render cottage. The principal elevation of the cottage is to the main highway through Easton village and is partly screened by a 1.8 metre high hedge.

To the east of the property is a pair of modern semi-detached dwellings and to the west is a terrace of older dwellings surrounded by a flint and brick boundary wall to the highway. Directly opposite the site is an open paddock and a white chalet style bungalow.

To the rear of the dwelling is a sizeable rear garden, approximately 26 metres x 23 metres. The western boundary is a 1.5 metre high brick wall with the adjoining dwellings set approximately 25 metres from the boundary. Along the eastern boundary are existing outbuildings and a belt of 6-8 mature fir trees, together with a 1.8 metre high close-boarded fence. The fir trees are planted close to the existing outbuildings, but outside of the curtilage of Ivy Cottage, and provide a degree of screening of these and the dwelling itself. The modern pair of semi-detached dwellings, to the east, are sited approximately 16 metres from the boundary. The rear, southern boundary consists of a 1.8 metre high close boarded fence, together with some mature trees. Ivy cottage is set approximately 23 metres from the rear boundary, with the property to the south set back a further 10 metres.

One of the existing outbuildings has an older thatched roof with flint and brick elevations and is an outbuilding/workshop. The other building is a brick double garage that has a flat roof.

The gross external floor area of the existing dwelling is approximately 208 square metres.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Proposal**

The planning application contains three separate elements.

- 1 – A single-storey rear extension of approximately 28 square metres in floor area. This is proposed to project approximately 3.4 metres from the rear elevation of Ivy cottage with a height of 4.6 metres. It is proposed to locate the extension adjacent to the western boundary of the site.
- 2 – The existing brick and flint outbuilding is proposed to be extended to the rear with an extension of 6.3 metres in length and the same width as the existing structure, 3.9 metres. It is proposed to match the ridge height of the existing building and to thatch the extension.
- 3 – It is proposed to demolish half of the existing flat roofed double garage and to erect a pitched roof over the remaining half, to a height of approximately 3.5 metres.

**Relevant Planning History**

None

**Consultations**

Conservation: Approve subject to conditions. Building not of listable quality; proposal “preserves if not enhances the character of the conservation area”.

Engineers: Drainage: No objections provided foul water is directed to the public foul sewer.

Engineers: Highways: No objections

Southern Water: No adverse comments

**Representations:**

Itchen Valley Parish Council

Proposals do not meet requirements of Policy HE5. Proposals will dominate existing cottage and fail to respect its character. The proposed extensions to the wash house and the dwelling are out of keeping and will over develop the site. Not a single storey extension to dwelling, one and a half storeys in height. Loss of light to the adjoining garden to the west. Proposed chimney is of poor design. Loss of amenity to adjoining dwellings.

4 letters received objecting to the application for the following reasons:

- Disproportionately large extension to the house.
- Will alter the traditional simplicity of the thatched roof.
- How will the proposed tiled roof link with the thatched roof?
- Overshadowing of garden to the west.
- Significant increase in the footprint of the dwelling.
- Two owls nests in the protected Yew tree.
- Increase in the traditional wash house of approximately 150%.
- Traditional flint walls should not be rendered.
- Loss of light to the gardens to the east.
- Plot to the property is small and would be much smaller if the extensions are allowed to proceed.
- Extension to the wash house would create a separate dwelling in the garden.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3 and E16

Winchester District Local Plan

EN.5, HG.6 and HG.7

Winchester District Local Plan Review Deposit and Revised Deposit:

DP.3, HE.4 and HE.5

National Planning Policy Guidance/Statements:

PPS 1 General Policy and Principles

PPG 15 Planning and the Historic Environment

**Planning Considerations**

The existing dwelling is set within a very spacious plot with dwellings to the north, east and west. These dwellings are located between 23 and 33 metres away from Ivy Cottage,. Whilst the proposed extension to the dwelling and the proposed works to the outbuildings would be close to the west and east boundaries respectively, the heights of the proposed works would result in only a partial loss of sun light to the rear most part of the adjoining gardens. This would not be considered a detrimental loss of light to the occupants of the dwelling. The size of the proposed extensions and works are relatively small and would not dominate the existing dwelling or the plot.

None of the trees within the curtilage of Ivy Cottage, or within the curtilages of the adjoining dwellings are protected by a Tree Preservation Order.

Principle of development

Within PPG15: Planning and the Historic Environment it is stated that it is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. In addition, when considering planning applications it is the desirability of preserving or enhancing the character or appearance of a conservation area that should be key determining factors.

This principle is supported within the adopted and proposed policies of the Winchester District Local Plan and Local Plan Review where proposals for extensions to existing dwellings would be supported providing the character, scale and plan form of the original building are respected and the extension is subordinate to it and does not dominate principal elevations.

Design

The proposed design of the single storey extension would appear as a subservient addition to the original thatched cottage. The use of different materials accentuates its character as a later addition without appearing out of keeping with the dwelling. The single room depth of the original cottage is reflected within the proposed extension.

Whilst the proposed extension to the wash house is relatively large, compared to the existing building it is not so large as to create a building that would appear out of scale or out of character with the surrounding area.

The reduction of the existing, flat roofed, double garage to a pitched roof single garage would be more in keeping with the site and the surrounding area.

Impact on character of area and neighbouring property

The proposed extensions and works to the outbuildings would preserve and enhance the character and appearance of the surrounding conservation area and the Council's Conservation team does not believe that Ivy Cottage is of listable quality.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

The ridge heights of the single storey extension and to the single garage are not excessive and although there would be some overshadowing to the adjoining gardens, this would only be to the rear most part of the curtilages in the early morning or late evening. In addition, the dwellings to the east currently suffer a greater loss of light from the mature pine trees than they would from the proposed extensions.

There are no significant trees within close proximity to any of the proposals which add to the character and amenity of the surrounding area.

Whilst it has been proposed within the plans to render the walls of the existing wash house, together with the proposed extension, it has been suggested that a condition be attached to subsequently approve the materials and to carefully consider these in conjunction with the Council's Conservation team.

The proposed extensions would be relatively small and would not detrimentally impact on the spacious character of the plot, and would not therefore appear as an over development of the dwelling itself or of the site.

Other Matters

The use of the extended wash house to provide additional incidental accommodation would not represent the creation of a new separate dwelling within the village of Easton. The building is closely related to and part of Ivy Cottage and any use of the building as an independent unit of residential accommodation, unconnected with the occupants of Ivy Cottage, would require separate planning permission.

**Recommendation**

PER

**Conditions**

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 Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

02 Reason: To protect the character and appearance of the building and conservation area.

03 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the single-storey rear extension; single-storey addition to outbuilding; and alteration to garage; hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

03 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**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 and E16

Winchester District Local Plan Proposals: EN.5, HG.6 and HG.7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, HE.4 and HE.5