

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 December 2007

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Decision

<b>Case No:</b>	07/02460/FUL	<b>Valid Date</b>	3 October 2007
<b>W No:</b>	20430/02	<b>Recommendation Date</b>	14 January 2008
<b>Case Officer:</b>	Mr Simon Avery	<b>8 Week Date</b>	<b>28 November 2007</b>
		<b>Committee date</b>	<b>31 January 2008</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Loft conversion including 3no. dormers to the rear, 1 no. dormer window to front; garage, extension with accommodation in roof
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<b>Site:</b>	20 Bere Close Winchester Hampshire SO22 5HY
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Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y	N	N	Y

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

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**AMENDED PLANS DATE:- 23 November, 28 November and 15 December 2007**

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<b>Item No:</b>	<b>Item 5</b>
<b>Case No:</b>	<b>07/02460/FUL / W20430/02</b>
<b>Proposal Description:</b>	Loft conversion including 3no. dormers to the rear, 1 no. dormer window to front; garage, extension with accommodation in roof
<b>Address:</b>	20 Bere Close Winchester Hampshire SO22 5HY
<b>Parish/Ward:</b>	Winchester Town
<b>Applicants Name:</b>	Mr & Mrs A Hammond
<b>Case Officer:</b>	Mr Simon Avery
<b>Date Valid:</b>	3 October 2007
<b>Site Factors:</b>	Within 50m of Listed Building
<b>Recommendation:</b>	Application Permitted

### General Comments

This application is reported to Committee because of the number of objections received.

Amended plans have been received which show slight changes to the scheme in that rooflights have been removed from the front dormer and the middle of the three dormers proposed to the rear has been altered to match the size of the other two. Neighbours have been notified of the amendments and the application has been re-advertised to reflect the fact that it is within the setting of a listed building. Further amended plans have been submitted to correct slight errors.

This application is a resubmission following two previous applications.

The first application (W20430) proposed a two storey side extension and this was refused for the following reasons:

- the impact of the proposal on the setting of Pond Cottage, an adjacent listed building;
- the potential for overlooking the rear garden of No.22 from a rooflight on the south east elevation of the extension;
- the height, scale, massing and design of the proposal which was not considered to be subordinate to, or in keeping with, the existing dwelling and would adversely affect the spatial characteristics of the street scene;
- a lack of information regarding levels.

(A copy of the full reasons for refusal is appended to this report)

A second application (W20430/01) proposed a much smaller side extension with rooms in the roof and alterations to the existing roof to add second floor accommodation. This was withdrawn following concerns about the scale of a large front dormer window and a continued lack of information regarding levels. This third application proposes an extension of the same scale as the one on the second application, but additional information about levels has been submitted and the design of the second floor accommodation changed.

### Site Description

This property is a detached house constructed of brown bricks with red/brown tile cladding at first floor level. It has dark brown concrete tiles on the roof. There is a linked double garage with a hipped roof at right angles to the building. It is at the end of a close made up of similar sized houses with garages. Most of the front lawns are open plan and there is a relatively spacious character to the street scene at this point. To the west is Pond Cottage, a listed building and to the south is St Matthew's Church, also listed. No. 20 is in close proximity to the boundary with Pond Cottage but the church is well screened from the site by trees. No. 22 Bere Close is to the east of the site and is at a higher level than No. 20, with the front elevation of No. 20 facing mainly towards the side of the back garden of No. 22.

## Proposal

The proposal is to replace the existing attached double garage with a larger side extension. The existing garage is 5.7 metres wide, 4.7 metres tall and 6.2 metres deep. The new extension would be 9.8 metres wide and 5.2 metres tall. The main section of it will be 6.2 metres in depth with a larger section adjacent to the property being 8.3 metres deep. The extension will have a playroom and a study contained in the roof and will have two dormer windows facing towards the north east, the one nearer the house being longer to fit the deeper section of the extension. There is also a single storey lean-to extension proposed to the rear of the main house adjacent to the back of the proposed extension, which will be a breakfast area. The application also includes the addition of second floor accommodation in the roof of the existing house, which will provide two additional bedrooms. These rooms will be served by three dormer windows sited on the north west elevation and two roof lights sited on the south east elevation. A dormer with a catslide roof is also located on the south east elevation of the roof in order to provide headroom for the staircase to the second floor.

## Relevant Planning History

**W20430:** Two storey side extension - Refused - 01/02/2007

**W20430/01:** Roof alterations including 2 no. Dormer to front and 2no. dormer to rear; garage extension with accommodation in roof - Withdrawn - 18/09/2007

## Consultations

Conservation (Comments from previous application W20430/01)

There are no Conservation concerns to this application. The work proposed would be consistent in character to the other 20<sup>th</sup> century houses on Bere Close. It is not considered that the nature and scale of the proposed extension would have a detrimental impact on the setting of the adjacent Pond Cottage, or from the churchyard of St Matthews Church, from which the roof of No. 20 Bere Close is partially visible.

## Representations:

City of Winchester Trust:

No comments

17 letters received from 12 households objecting to the application for the following reasons:

- Overdevelopment
- Unsightly appearance of development
- Proposal is out of character with other properties on Bere Close
- Impact on No.22 through overlooking
- Impact on the setting of Listed Buildings (Pond Cottage and St Matthews Church)
- Proposal will set a precedent
- Impact of construction on drainage
- Lack of adequate information about levels
- Inaccuracies in the plans
- Impact of construction traffic

## Relevant Planning Policy:

Hampshire County Structure Plan Review:

E16

Winchester District Local Plan Review

DP1, DP3, HE16

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

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PPS 3 Housing  
PPG 15 Planning and the Historic Environment

Principle of development

The principle of development is acceptable within the settlement boundary subject to certain criteria and these are discussed in more detail below.

Impact on character of area

This property is located at the south eastern end of Bere Close and is predominantly hidden from view until you reach the hammer-head at the end of the close. The house is orientated so that the side elevation faces the highway and the front elevation looks to the south east towards No.22 Bere Close.

The scale of the proposed extension has been significantly reduced from that proposed in the first application and the height is now approximately level with the eaves of the main house. This means that the proposal will appear subservient to the house and will not unacceptably reduce the gap at first floor level between this property and No. 22. The dormer windows on the extension are of an appropriate proportion and design in relation to the roof. Overall, the increase in the scale of this extension from the existing garage is not considered to be unduly excessive and in this position, at the end of the close, set back to the rear of the main building and at a lower level than properties to the east, it is considered that it would not be visually intrusive or harmful to the character of the area.

The alterations to allow accommodation in the roof will result in a catslide dormer and two rooflights on the front elevation and three dormer windows on the rear elevation. The additions to the front of the property will only be visible from the end of the close. The previous application, which was withdrawn, proposed a larger central dormer which would have been more prominent in its profile. This scheme proposes a central dormer with a catslide roof which will have significantly less visual impact. The rooflights will also have minimal visual impact in the street scene. The dormer windows proposed to the rear will only be visible at a certain point in the close, just to the south east of No.18. Given this limited viewpoint, and their relatively small scale, it is not considered that these roof extensions will materially harm the character of the area. There are examples of prominent dormer windows in Nos. 1, 5 and 7 Bere Close nearer to the junction with Stockbridge Road. It is therefore considered that this form of development is not unacceptable in this context and will not be harmful to the character and appearance of the area. Whilst there are, in total, a number of dormer windows being proposed on this one property, public views of them are relatively limited and it is not considered that they will result in an unacceptably cluttered appearance in the street scene.

Impact on residential amenity

The proposed extension to this property will be 2.6 metres from the garden of No. 22 Bere Close to the south east. The garden of this neighbouring property is at a higher level than the site and the main view of the development seen from the garden will be the hipped end of the roof of the extension. It is not considered that this will appear overbearing when viewed from the garden.

It is considered that the dormers proposed in the development will not be in close enough proximity to the neighbour's garden to appear overbearing or intrusive. The house at No. 22 Bere Close faces towards the front of No. 20, although the properties are staggered so that No 20. is set back further from the highway. The new extension would therefore be at an oblique angle to the front windows of No. 22 and it is not considered that it would appear unacceptably overbearing or intrusive when viewed from this neighbouring property.

As the dormer windows on the extension will be at 45 degrees to the front windows of No. 22 it is considered that they will not offer direct views into the neighbour's property. Due to the orientation and proximity of the two houses there is already a certain amount of overlooking between the rooms which face each other and there are views from a landing window in No. 20 across the

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neighbour's rear garden. However, the application proposes the addition of two rooflights at second floor level and a window in the catslide dormer and, as there is concern over potential for increased overlooking from these windows into the rooms and garden of No. 22, a condition has been added requiring these windows to be obscure glazed (Condition 5). Therefore, it is not considered that the proposals would result in any material loss of privacy from No. 22 Bere Close. The dormer windows proposed to the rear of No 20 will look towards the north west. The gardens of No. 18 Bere Close and Pond Cottage are at an oblique angle to these dormers and will also be screened from view by these dwellings. The gardens of Nos. 14 and 16 Bere Close, which are at the end of the rear garden of No. 20, are over 25 metres from these proposed dormer windows with boundary planting in between. Therefore, in these circumstances, it is not considered that the proposed rear dormers will result in a loss of privacy from any of the neighbouring gardens. The dormer windows would also not offer views into any windows in these adjacent properties.

#### Impact on listed buildings

The Conservation Officer was consulted on the previous application (which was withdrawn) and raised no objection with regard to the impact of the proposals on the setting of the adjacent listed buildings. This application is fundamentally the same as the previous one, except that the main front dormer has been redesigned to reduce its impact.

#### Levels

The previous applications did not provide adequate information in regard to the change in levels between Nos. 20 and 22 Bere Close. This application has provided sections which illustrate how these changes will be treated. A retaining wall is proposed to deal with the bank which rises up to the site of No. 22. A condition has been added requesting a large scale section of the wall and a means of enclosure above it, to ensure that this aspect of the development is safe and finished appropriately (Condition 3).

#### Other Matters

Concern has been raised about the impact of construction works on drainage. This is not a planning matter and would be covered by building regulations. There is also concern that the second floor roof plans show two dormer windows being proposed instead of two rooflights. This is not the case, however, and these plans show the skillings indented to allow the insertion of rooflights. The impact of construction traffic in terms of causing obstructions to a highway or affecting highway safety is also a matter covered by separate legislation.

#### **Recommendation**

Application Permitted subject to the following conditions:

#### **Conditions**

1. 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).

2. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development 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.

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

3. Prior to the commencement of development a section at 1:10 of the retaining wall between the site and Nos. 20 and 22 Bere Close showing the engineering construction and means of enclosure

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above the wall shall be submitted to and approved in writing by the Local Planning Authority. The retaining wall and means of enclosure as approved shall be constructed prior to the occupation of the development.

Reason: In the interests of safety.

4. 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 south east elevation(s) of extension hereby permitted.

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

5. The second floor windows in the south east elevation of house as hereby permitted to be extended shall be glazed in obscure glass and thereafter retained.

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

6. Prior to the commencement of development details of hard surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

**Informatives:**

This permission is granted for the following reason:

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: E16  
Winchester District Local Plan Review 2006: DP1, DP3, HE16

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.