

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 March 2008

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

| | | | |
|------------------------|------------------------------|----------------------------|---------------------------|
| Case No: | 07/02924/FUL | Valid Date | 14 December 2007 |
| W No: | 16040/05 | Recommendation Date | 21 February 2008 |
| Case Officer: | Mr Simon Avery | 8 Week Date | 8 February 2008 |
| | | Committee date | 13 March 2008 |
| Recommendation: | Application Permitted | Decision: | Committee Decision |

Proposal: Single storey front extension; detached three bay garage (RESUBMISSION)

Site: Upton Cottage Wonston Road Wonston Winchester Hampshire

| 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 |
| CASE OFFICER | | |
| TEAM MANAGER | | |

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DEVELOPMENT CONTROL COMMITTEE AGENDA 13 March 2008

Item No: 7
Case No: 07/02924/FUL / W16040/05
Proposal Description: Single storey front extension; detached three bay garage (RESUBMISSION)
Address: Upton Cottage, Wonston Road, Wonston, Winchester, Hampshire
Parish/Ward: Wonston
Applicants Name: Mr M Carey
Case Officer: Mr Simon Avery
Date Valid: 14 December 2007
Site Factors: Within 50m of Listed Building
Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of Councillor Godfrey, whose request is appended in full to this report. The application is a resubmission. A previous application for a single storey front extension to the cottage and a detached garage was refused under delegated powers (ref: 07/01814/FUL, W16040/04). The resubmission has revised the height and design of the garage.

Site Description

This site is within the Wonston Conservation Area. It contains a large detached house to the south with a small separate garage near the northern edge of the plot. The house faces towards the east and is constructed of brick with a tiled roof. It is one of four properties accessed via a driveway off Wonston Road. This driveway joins a public footpath which runs along the northern boundary of the site and the access to Upton Cottage is at the end of this driveway towards the north east corner of the site. The footpath continues eastwards and meets another footpath running southwards some 80 metres beyond the site.

The site itself is on relatively flat land but the levels drop downwards to the north so that Acorns, a detached house fronting Wonston Road, is at a lower level with a garden sloping upwards towards the public footpath. The existing single garage within the site is visible from the garden of Acorns. To the east the site is enclosed by post and rail fencing with a paddock beyond this. The post and rail fencing continues round to the northern boundary. There are fields to the south east of the site. To the south west and west the site is generally well screened from the nearby properties by planting.

Proposal

The proposal is for a single storey front extension to Upton Cottage. It will project forward by 2.3 metres from the existing front elevation and increase the size of existing rooms at ground floor level. The application also includes a triple garage to replace the existing single garage located adjacent to the north boundary of the site. This will be 5 metres in height to the ridge and 10.5 metres wide. It will have a hipped roof with a catslide roof to the rear facing the footpath. The front of the garage will face south towards Upton Cottage.

Relevant Planning History

W16040: Single storey rear extension - Permitted - 06/08/99
W16040/01: Single storey side extension - Permitted - 26/06/04
W16040/04: Single storey front extension; detached 3 bay garage with store over - Refused - 21/09/07

Consultations

Conservation (From previous application W16040/04)

The Conservation Team has no objection to this proposal. The proposed extensions are modest and appropriate. The removal of the existing garage is acceptable and the proposed replacement, although fairly large, is not inappropriate in the context, subject to matching bricks and roof tiles.

Representations:

Parish Council:

Objection on grounds of:

- The proposal restricts the light of the neighbour at Acorns
- The height of the building is excessive, especially for a garage
- The whole building could be moved west

Three letters of objection:

- Loss of light
- Detrimental impact on neighbouring properties
- The property has been previously extended

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- E16

Winchester District Local Plan 2006

- DP3, DP4, CE5, HE4, HE5

National Planning Policy Guidance/Statements:

- PPS1, PPS7

Principle of development

This site is within the countryside and within Wonston Conservation Area. Therefore, the proposals should not result in increased visual intrusion in the countryside and must preserve or enhance the character of the conservation area. The impact of the proposal upon residential amenity and effect on trees are also issues which need to be considered.

Impact on character of area

The proposed extension to the house is minor in scale and is in keeping with the form of the existing property and therefore will have no impact on public views. The previous garage that was refused was 5.8 high and approximately 11 metres wide with dormer windows facing the house and a staircase to the side. It was considered that, due to its height, scale, mass, design and siting, it would be visually dominant and overbearing when viewed from the adjacent public footpath and would result in increased visual intrusion in the countryside.

This proposal has revised the height and design of the garage. The height is reduced to 5 metres with a catslide roof to the rear and the width will be 10.5 metres. The dormer windows and staircase have been removed while the roof will also be fully hipped rather than the half-hipped roof as on the previous proposal. Therefore the scale and height of the proposal has been reduced and the design simplified. As such, it is considered that the revised scheme will result in significantly less visual impact and would not be harmful to the character or appearance of the countryside or conservation area.

Impact on residential amenity

The proposed garage will be visible from the garden and rear windows of Acorns. Due to its scale and height, it will be more intrusive in these views than the existing single garage. However, the right to a view is not a planning consideration. Furthermore, the garage will be 5 metres from the boundary with Acorns, and at this distance, even though it will be at a higher level, it is not considered that it would be possible to substantiate a reason for refusal on the grounds that the

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garage would be overbearing in this regard. The previous application, for a larger garage, was not refused on these grounds.

Due to distance and intervening vegetation, the garage would not have any harmful impact upon the amenities of Lavender Cottage to the north west.

Impact on trees

The neighbour has raised concerns about the impact of the proposal upon the health of two Beech trees, but from the site visit it was apparent that there were no trees in close enough proximity to the proposed siting of the garage to be threatened.

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 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 openings other than those expressly authorised by this permission shall, at any time, be constructed in the garage hereby permitted.

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

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: DP3, DP4, CE5, HE4, HE5

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.

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