

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	08/00187/FUL	Valid Date	29 January 2008
W No:	03077/04	Recommendation Date	7 April 2008
Case Officer:	Mr Simon Avery	8 Week Date	25 March 2008
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Demolition of Existing Garages; construction of two storey side extension with new garage (RESUBMISSION)
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Site:	5 Corfe Close Alresford Hampshire SO24 9PH
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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	N

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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Item No: 4
Case No: 08/00187/FUL / W03077/04
Proposal Description: Demolition of Existing Garages; construction of two storey side extension with new garage (RESUBMISSION)
Address: 5 Corfe Close Alresford Hampshire SO24 9PH
Parish/Ward: New Alresford
Applicants Name: Mr Kevin Kearns
Case Officer: Mr Simon Avery
Date Valid: 29 January 2008
Recommendation: Application Permitted

General Comments

This application is reported to the Committee at the request of New Alresford Town Council, whose request is appended in full to this report.

A previous application for a two storey side extension was refused in November 2007. The extension would have resulted in two storey development across almost the whole width of the plot and it was considered that, in terms of its scale and mass, it would not have responded positively to the character, appearance and variety of the local environment. This application is a resubmission which has reduced the width of the extension.

Site Description

Corfe Close is made up of detached houses, originally constructed in a distinct uniform style with each property having a monopitched two storey section projecting to the front and rear. This original concept has been substantially eroded as many of the properties have been extended. No 5 is located at the southern end of one spur of Corfe Close. The property faces north, unlike the other houses on this spur which are on an east-west axis. The land slopes downward to the south and then rises up again in the distance, providing views of the downs. Due to its position, this property is therefore visible in views from the top of the Close, although it is not particularly prominent due to the drop in levels and the backdrop of hills and trees to the south. It has had a two storey extension added to the eastern side. The property also has a double garage attached to the western side with a part lean-to, part flat roof. A footpath runs along the east side of the site, connecting Corfe Close with Arundel Close to the south.

Proposal

The proposal is to replace the double garage with a two storey side extension and a single attached garage. The extension will be approximately the same depth and height as the existing house and will be 3.2 metres wide. It will have a pitched roof with a side gable and will approximately mirror the form of the previously approved extension on the eastern side. The new garage will project out from this extension by a further 2.9 metres with a lean-to roof. It will extend out 0.7 metres further to the west than the existing garage.

Relevant Planning History

W03077/01: Two storey extension - Permitted - 05/03/1999

W03077/02: Alterations to convert part of garage to study including new window and pitched roof to garage - Permitted - 26/11/2001

W03077/03: Erection of two storey side extension with single integral garage to replace existing garages - Refused - 08/11/2007

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Consultations

Landscape:

The extension will impact on the street scene and on No. 6 Corfe Close. The tree in the rear garden should be protected during construction and details are required of this from the applicant (Condition 4). The existing substantial cypresses should screen the proposal from houses on Arundel Close.

Representations:

New Alresford Town Council:

Objection for the following reasons:

- Overbearing monolithic block, too close to neighbour's boundary and does harm to them
- The new wall will be two storeys and touching the boundary

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

- Overbearing in relation to No. 6
- Visual impact
- Overdevelopment/doubling original size of house
- Loss of light to No. 6
- Loss of views
- Overlooking
- Impact on the character of the Close
- Contrary to the New Alresford Design Statement
- Parking problems
- Impact on views/aspects of residents within the Close
- Noise and nuisance from construction

Relevant Planning Policy:

Winchester District Local Plan Review

DP3, DP4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

Supplementary Planning Guidance

New Alresford Village Design Statement (draft)

Planning Considerations

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

The previous proposal would have resulted in two storey development across nearly the whole width of the plot. This was considered to be overdevelopment. The revised proposal has reduced the width of the two storey extension by approximately 2 metres, with a single storey projection on the side of this to provide a new garage. This means that the bulk of the proposal has been significantly reduced. The two storey extension will mirror the extension that has been added on to the other side of the property and will give the building a more balanced appearance. A significant gap, at first floor level, will remain between the property and No. 6 Corfe Close to the west. The new garage will extend closer to the western boundary, but this is a relatively minor increase in mass at ground floor level and it will have little visual impact on the street scene.

Therefore, while the extension will result in a large house, it is considered to be acceptable in scale and design and would not be unduly intrusive or detrimental to the character of the Close.

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Other houses in the area, No. 9 in particular, have been extended to a similar extent.

Impact on residential amenity

Nos.5 and 6 Corfe Close are orientated at 90 degrees to each other. No. 5 is set back to the south so that it is not in the direct line of view from the front windows of No. 6. The proposed extension would be approximately 5 metres away from the front of No. 6 with the two storey element being over 8 metres away. The closest ground floor front room of No. 6 is used by the owner as an office and concern has been raised by this neighbour that the proposed extension would appear overbearing and intrusive when viewed from this room. Whilst the extended building would be more visible from this front room, given the distance between the buildings and the orientation, it is not considered that the visual impact of the extension would be unacceptably overbearing or significantly different than the present situation.

Again, due to the orientation of the properties and the gap between No. 6 and the proposed extension there would not be any material loss of sunlight to the front rooms of No. 6.

There are no side windows proposed on the extension, so there is no possibility of material overlooking of this neighbour's garden. The western end of the garage extension would be in relatively close proximity to the boundary with the side garden of No. 6. However, this neighbouring property benefits from a large rear and side garden and the visual impact of the garage would be limited only to the eastern corner of the garden and, being single storey, would not be unduly harmful. The two storey element would be set back over 3 metres from this. Therefore it is not considered that the enjoyment of the garden would be materially affected.

Overall, it is not considered that there would be any unacceptable impact on residential amenity arising from this scheme.

Parking/highways issues

One of the two garages would be lost due to this proposal. However, one garage would remain and a parking space to the front. This is considered adequate and, in any case, an earlier approval which does not appear to have been implemented allows the partial loss of one of the garages. The parking of visitor's cars on the highway is not a planning consideration.

Trees

There are no trees that would be directly affected by the extension, but there is a tree in the rear garden of No. 5 which could be affected if builder's materials etc were stored near it. As this tree has an important amenity value, a condition is attached requiring protective fencing to be installed to prevent damage to the tree (Condition 4).

Other matters

The noise and disturbance that might arise from construction works is not a planning consideration and is covered by other legislation.

The loss of a view is also not specifically a planning consideration.

It is not considered, given the design and scale of the extension and the spacing between this property and neighbouring houses, that the proposal is contrary to the New Alresford Village Design Statement.

Recommendation:

Application Permitted subject to the following condition(s):

Conditions/Reasons

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

3 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 first floor windows shall, at any time, be constructed in the west elevation of extension hereby permitted.

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

4 Details of fencing to protect the tree in the rear garden during construction work, in accordance with BS5837, shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition, construction or groundwork commencing on the site. The protective measures shall be installed in accordance with the approved details.

4 Reason: to ensure protection and long term viability of the tree and to minimise impact of construction activity.

Informatives

1. 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.

2. The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3, DP4

3. 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.

4. 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.