

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 3 July 2008

Winchester City
Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	08/00772/FUL	Valid Date	18 April 2008
W No:	18737/04	Recommendation Date	5 June 2008
Case Officer:	Mr Simon Avery	8 Week Date	13 June 2008
		Committee date	3 July 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: 1 no. two bed dwelling with conservatory to rear and front porch (RESUBMISSION)

Site: 2 Nursery Road Alresford Hampshire SO24 9JT

Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	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: 3
Case No: 08/00772/FUL / W18737/04
Proposal Description: 1 no. two bed dwelling with conservatory to rear and front porch (RESUBMISSION)
Address: 2 Nursery Road Alresford Hampshire SO24 9JT
Parish/Ward: New Alresford
Applicants Name: Mrs Debora Middleton
Case Officer: Mr Simon Avery
Date Valid: 18 April 2008
Recommendation: Application Permitted

General Comments

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

A previous application for a house to the side of this property was refused in December 2007 (W18737/03). This earlier scheme was for a detached house which, due to its design and siting, would have appeared visually dominant in the street scene on this prominent corner and this was considered unacceptable.

Prior to this an application for side extensions which included a one bedroom flat was permitted in April 2005 (W18737/02). The current application is fundamentally the same as this approved scheme in terms of its external appearance. It differs only in that it includes a porch and a conservatory and has revised the internal layout to provide only a separate two bedroom unit.

Site Description

This property is a semi-detached house on the south side and western end of Nursery Road at the junction with Jacklyns Lane. It is constructed of pale red bricks with some white timber cladding at first floor level and concrete roof tiles. The land levels slope up quite steeply to the south and also drop down to the east along Nursery Road. There is a wide verge with trees to the west of the plot. This property at No. 2 and the end property on the opposite side of the road to the north, are both set in from Jacklyns Lane with wide side gardens. The front gardens of properties along Nursery Road are generally open plan. No. 2 has a separate flat roofed double garage to the western side. The back garden is enclosed by a mixture of fencing and hedgerow. The rear boundary is enclosed by tall conifer trees.

Proposal

The proposal is for a two bedroom house with an integral garage. This takes the form of a two storey projection to be added to the western side of No. 2 Nursery Gardens, with a further single storey section to the side of this. The two storey element will contain a lounge and kitchen diner at ground floor level and two bedrooms on the first floor. The single storey section will contain an integral garage to the front and a toilet and utility room to the rear. There will be a single dormer window to the front and rear serving each bedroom. There will also be a porch to the front of the new house and a conservatory to the rear. There will be three parking spaces to the front of the property. There will also be a new front entrance and porch to the existing house and an additional first floor front window.

Relevant Planning History

W18737/01: Two storey side extension to include integral single garage on ground floor and a two bedroom flat over - Refused - 19/03/2004

W18737/02: Two and single storey side extension to include integral garage and a one bedroom

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dwelling - Permitted - 07/04/2005

W18737/03: Detached three bed dwelling in garden of 2 Nursery Road - Refused - 05/12/2007

Consultations

Engineers: Drainage:

No objection.

Engineers: Highways:

The proposal is acceptable from a highway point of view.

Southern Water:

No adverse comments.

Representations:

New Alresford Town Council

Objection:

- Concerns about vehicular access onto the highway, parking provision and the turning circle.
- The porch and dormer windows are out of character with neighbouring properties.
- The addition of a sun lounge is a problem.

No other letters of objection have been received.

Relevant Planning Policy:

Winchester District Local Plan Review

DP1, DP3, DP4, H3, T2, T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Supplementary Planning Guidance

New Alresford Design Statement

Hampshire Parking Strategy and Standards 2002

Planning Considerations

Principle of development

Apart from the additional porch and conservatory, this proposal is fundamentally the same in appearance to a scheme approved in 2005 (W18737/02), including the hard-standing to provide a parking area to the front. The scale and design of this proposal has therefore been accepted in principle. Internally, the proposal has been amended from the earlier permission in that the existing house will remain the same and the new building will form a completely separate two bedroom unit.

The issues to be considered, therefore, are whether the provision of a two bedroom unit is acceptable on this site and whether the additional porch and conservatory to the new dwelling are acceptable in respect of their impact on the character of the area and upon residential amenity. The New Alresford Town Council has also raised concerns about the access and parking provision. These issues are discussed in more detail below.

Residential development

Policy H3 of the Local Plan allows residential development within the settlement boundary. The addition of one dwelling on this site would result in development at a density of 33 dwellings per hectare, which is considered to be appropriate in this suburban context and complies with PPS3 and Local Plan Policy DP3, which require development to make efficient use of land.

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Highways

The proposal provides three parking spaces in addition to a new garage, which is adequate off-street parking provision for the existing house and the new unit. The turning space and the use of the existing access are considered acceptable for this development.

Impact on character of area

The properties along this part of Nursery Road have simple flat roof canopies outside the front doors rather than enclosed porches. However, the previous application allowed an enclosed lean-to porch to the front of No. 2 and the porch proposed to the front of the new property is similar to this, although it will have a part hipped roof. Furthermore, a small-scale structure such as this would have little visual impact on the street scene. In these circumstances, it is not considered that the proposed porch would be sufficiently harmful to the character of Nursery Road as to warrant a reason for refusal.

The proposed conservatory will be located to the rear of the property and will be visible from Jacklyns Lane to the south west. However, it is a light-weight single storey structure and would not have any significant impact on the character and appearance of the area.

Details of the hardsurfacing materials and means of enclosure are required by Condition 7, to ensure that these aspects of the development are dealt with appropriately. Landscaping details are required by Condition 3, to ensure that the opportunity is taken to provide planting where possible.

Impact on residential amenity

The only property that could be affected by the proposals is No. 2 Nursery Road itself, and the only significant differences between the previous approval and the new application are the porch and conservatory. The impact of the main two and single storey development has already been assessed under the earlier application and been deemed acceptable.

The east elevation of the proposed conservatory will be finished in brick up to a height of 1.8 metres. This will prevent any overlooking from the conservatory onto the garden of No. 2. The roof of the conservatory will be visible from the garden of No. 2, but it is not considered that this would be unduly visually intrusive. Furthermore, a single storey structure with a glazed roof would not result in any significant loss of sunlight to the neighbour's garden.

The proposed porch would have no impact on the neighbouring property.

Therefore, there would not be any harmful impact on the residential amenity of No. 2 Nursery Gardens or neighbours.

Conclusion

The changes from the approved scheme (W18737/03) are considered acceptable and the application is recommended for approval.

Recommendation

Application Permitted subject to the following conditions:

Conditions/Reasons

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).

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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 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. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

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 east elevation of the dwelling hereby permitted.

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

5. 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 development permitted by Classes A, B, C, E and F of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

6. No development shall take place until details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure;
- hardsurfacing.

Reason: To improve the appearance of the site in the interests of visual amenity.

7. Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

8. The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the

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purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

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: DP1, DP3, DP4, H3, T2, T4

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.