

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: | 08/00994/FUL | Valid Date | 22 April 2008 |
| W No: | 13629/02 | Recommendation Date | 16 June 2008 |
| Case Officer: | Ms Anna Rolls | 8 Week Date | 17 June 2008 |
| | | Committee date | |
| Recommendation: | Application Permitted | Decision: | Committee Decision |

Proposal: Single and two storey rear extension (RESUBMISSION)

Site: 6 King Alfred Place Winchester Hampshire SO23 7DF

| Open Space Y/N | Legal Agreement | S.O.S | Objections | EIA Development | Monitoring Code | Previous Developed Land |
|----------------|-----------------|-------|------------|-----------------|-----------------|-------------------------|
| N | N | N | N | N | N | Y |

| DELEGATED ITEM SIGN OFF | | |
|---|------------------|-------------|
| <p style="text-align: center; margin: 0;">APPROVE</p> <p style="margin: 0;">Subject to the condition(s) listed</p> | | |
| | Signature | Date |
| CASE OFFICER | | |
| TEAM MANAGER | | |

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 3 July 2008

Item No: 5
Case No: 08/00994/FUL / W13629/02
Proposal Description: Single and two storey rear extension (RESUBMISSION)
Address: 6 King Alfred Place Winchester Hampshire SO23 7DF
Parish/Ward: Winchester Town
Applicants Name: Mr And Mrs P McCulloch
Case Officer: Ms Anna Rolls
Date Valid: 22 April 2008
Site Factors: Within Winchester Conservation Area
Within 50m of a Listed Building

Recommendation: Application Permitted

General Comments

This application is reported to Committee because the applicant is a member of staff.
This application is a resubmission of an earlier withdrawn application for a two storey extension, which projected beyond the prevailing building line at the back of this short terrace, which is in the conservation area. This application has amended the extent to which the two storey extension projects so that it is in line with the building line of the existing properties.

Site Description

The property is a mid-terrace dwelling of red brick and white render construction.
The property has a long front garden extending to the south, with the north elevation being adjacent to the highway.
The north elevation of this property and other properties in the terrace have been extended in the past, so there are a variety of styles and designs in the surrounding area.

Proposal

Single and two storey rear extension (resubmission).
The two storey element extends out from the existing extension by 1.3m and the single storey element by 2.2m.

Relevant Planning History

W13629/01 - Two storey rear extension - Withdrawn - 03/04/2008

Consultations

Conservation:

In view of the present lack of architectural cohesion of the rear elevation of the terrace, no objection is raised to these amended proposals, the front of the terrace clearly forming the principal interest in conservation area terms.

Representations:

City of Winchester Trust: No Comment.

No other letters of representation received.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 3 July 2008

Relevant Planning Policy:

Winchester District Local Plan Review

DP3 HE4 HE5

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 15 Planning and the Historic Environment

Planning Considerations

Principle of development

The principle of providing extensions to dwellings within settlement boundaries is acceptable provided the proposals comply with planning policies DP3, HE4 and HE5. It is considered that the design of the extension meets the criteria set out in these policies.

Impact on character of area and neighbouring property

The previous proposal for a two storey rear extension was considered to be unacceptable as it would have extended beyond the established rear building line and would have had an overbearing impact on the street scene and consequently a negative impact on the conservation area.

The revised proposal has addressed this concern by bringing the two storey element away from the boundary, in keeping with the other rear extensions along the terrace.

Impact on neighbouring properties

There are small yards/gardens to the north side of most of the dwellings in the terrace and each dwelling has a long south-facing garden. The yards/gardens are surrounded by the built form of neighbouring properties and it is considered that this extension will not adversely affect the amenity of neighbours.

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

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

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.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 3 July 2008

2. The Local Planning Authority has taken account of the following Development Plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, HE4, HE5