

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 20 August 2008

*Winchester City  
Council*  
Planning Department  
Development Control

## Committee Decision

TEAM MANAGER  
SIGN OFF SHEET

|                        |                              |                            |                           |
|------------------------|------------------------------|----------------------------|---------------------------|
| <b>Case No:</b>        | 08/01314/FUL                 | <b>Valid Date</b>          | 4 June 2008               |
| <b>W No:</b>           | 07964/08                     | <b>Recommendation Date</b> | 28 July 2008              |
| <b>Case Officer:</b>   | Miss Megan Birkett           | <b>8 Week Date</b>         | <b>30 July 2008</b>       |
|                        |                              | <b>Committee date</b>      | <b>20 August 2008</b>     |
| <b>Recommendation:</b> | <b>Application Permitted</b> | <b>Decision:</b>           | <b>Committee Decision</b> |

**Proposal:** Raising of roof and internal alterations to create additional living accommodation

**Site:** Oakham Bungalow Outlands Lane Curdridge Southampton Hampshire

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

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

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**AMENDED PLANS DATE:-**

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**Item No:** 8  
**Case No:** 08/01314/FUL / W07964/08  
**Proposal Description:** Raising of roof and internal alterations to create additional living accommodation  
**Address:** Oakham Bungalow Outlands Lane Curdridge Southampton Hampshire  
**Parish/Ward:** Curdridge  
**Applicants Name:** Mr K Pattinson and Miss H Ventham  
**Case Officer:** Miss Megan Birkett  
**Date Valid:** 4 June 2008  
**Site Factors:** Countryside  
  
**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee because the applicant is employed by Winchester City Council.

**Site Description**

The site is occupied by a detached bungalow with accommodation in the roof located to the rear of houses fronting onto Outlands Lane, Curdridge. The dwelling is accessed via a driveway running between the properties 'West View' to the north and 'Oakham House' to the south. The surrounding dwellings are an eclectic mix of architectural styles all taking different forms and scales.

The site opens up onto fields to the south east with vegetation along the boundary to the field. To the north east of the dwelling there are disused outbuildings backing onto a field beyond. To the south west of the dwelling within the rear garden there is another outbuilding. The rear boundary of the garden backs on to Nos. 5 and 6 Kitnocks Farm Cottages.

**Proposal**

This proposal is to raise the roof of the existing bungalow from approx. 5m to 7m in height to provide additional accommodation within the roof space. The proposal includes seven dormer windows and a Juliet balcony to the south east elevation.

**Relevant Planning History**

**89/01086/OLD / W07964/01** - Erection of bungalow - Permitted - 13/06/89  
**90/00924/OLD / W07964/02** - Car port - Permitted - 27/02/90  
**93/00731/OLD / W07964/04** - Single storey side extension to provide garden room - Permitted - 09/12/93

**Consultations**

None

## **Representations**

Curdridge Parish Council – Wishes to make no comment

1 letter received objecting to the application for the following reasons:

- Concerns about the roof height looking from 'The Elms' as it would intrude into the privacy of this house and other neighbouring dwellings.
- Concern this would open up to other development on the site.

## **Relevant Planning Policy**

Hampshire County Structure Plan Review:

None

Winchester District Local Plan Review

DP3, CE23

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance

Curdridge Village Design Statement

## **Planning Considerations**

Principle of development

The site lies in an area of countryside where relevant development policies allow for dwelling extensions and additions subject to design and amenity policies, provided that the dwelling does not alter the existing character of the dwelling, increase visual intrusion and reduce the stock of affordable dwellings in the countryside. This dwelling house has a floor area of over 120m<sup>2</sup> and therefore is not classified as a more affordable dwelling within the countryside.

Impact on character of area

The surrounding area has a mix of architectural designed dwellings, all of varying scales and character types. The existing property on the site is a detached bungalow with accommodation in the roof with dormer windows and roof lights, and is not of any particular architectural merit. The dwelling is situated in the middle of the plot with a relatively low roof and surrounding outbuildings. The proposal to raise the roof of this dwelling house is considered acceptable. Although the alterations proposed are increasing its scale and mass, it will not be out of keeping with the character of the surrounding area as there are other two storey dwellings fronting onto Outlands Lane. Although the mass of the existing dwelling house is increasing, it is considered that it reflects, to some degree, the character of the existing dwelling house as the footprint is remaining the same and the design is that of a chalet style bungalow rather than a conventional two storey house.

It is considered that the proposed development will not be detrimental to the character of the surrounding countryside.

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Impact on neighbouring properties

There is a distance of approximately 14.5m from the nearest part of the dwelling house to the closest property, 'Oakham House'. There is also a distance of 23m to 'West View' to the north west. These distances are considered to be significant and the enlarged dwelling would not have a materially harmful impact in terms of loss of outlook or overshadowing.

The only window in the north western elevation is a dormer window and it is considered that there will be no material planning harm to the amenities of the neighbouring properties to the north west (West View) and west (Oakham House) due to the orientation of the buildings and the distances between them, mentioned above.

Landscape/Trees

No significant changes to the existing landscaping or trees.

Highways/Parking

There is sufficient area for parking of vehicles on the site.

**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 development hereby permitted shall match those used in the existing building.

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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the first floor north west elevation(s) of development 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.

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

Winchester District Local Plan Review 2006: DP3, CE23