

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City  
Council*  
Planning Department  
Development Control

## Committee Decision

TEAM MANAGER  
SIGN OFF SHEET

|                        |                              |                            |                                       |
|------------------------|------------------------------|----------------------------|---------------------------------------|
| <b>Case No:</b>        | 08/01777/FUL                 | <b>Valid Date</b>          | 23 July 2008                          |
| <b>W No:</b>           | 21205                        | <b>Recommendation Date</b> | 21 August 2008                        |
| <b>Case Officer:</b>   | Mr Andrew Rushmer            | <b>8 Week Date</b>         | <b>17 September 2008</b>              |
|                        |                              | <b>Committee date</b>      | <b>11<sup>th</sup> September 2008</b> |
| <b>Recommendation:</b> | <b>Application Permitted</b> | <b>Decision:</b>           | <b>Committee Decision</b>             |

**Proposal:** Single storey rear extension

**Site:** 84 Priors Dean Road Harestock Winchester Hampshire SO22 6JY

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

WINCHESTER CITY COUNCIL  
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**Item No:** 7  
**Case No:** 08/01777/FUL / W21205  
**Proposal Description:** Single storey rear extension  
**Address:** 84 Priors Dean Road Harestock Winchester Hampshire SO22 6JY  
**Parish/Ward:** Littleton And Harestock  
**Applicants Name:** Mrs I Berry  
**Case Officer:** Mr Andrew Rushmer  
**Date Valid:** 23 July 2008  
**Site Factors:**

**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee because the applicant is a Winchester City Councillor.

Another application for a porch at this property is also on this agenda under Item 8 (ref: 08/01258/FUL).

### Site Description

The general character of the area is defined by low density suburban housing, with most of the built form in the locality probably dating back to the 1960s and 1970s. The area is characterised by generous set-backs of buildings from the road and the presence of a considerable degree of landscaping.

The property is one of a pair of semi-detached dwellings, in a fairly uniform row of houses. Opposite the site is situated a row of bungalows.

Tall fences run along the boundaries with the neighbouring properties (the fences are approximately 1.8 metres tall).

### Proposal

The proposal is for the erection of a single storey rear extension, with a pitched roof (in the form of a gable end).

The materials proposed are facing bricks and tiles.

The extension results in an addition of approximately 68 cubic metres, and projects approximately 4.2 metres from the rear elevation of the dwelling, with a shallow pitched roof.

### Relevant Planning History

**08/01258/FUL** - Erection of porch (retrospective) - Pending Consideration

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## **Representations**

Littleton and Harestock Parish Council:  
Registered no objection to the proposal.

No letters of representation have been received.

## **Relevant Planning Policy:**

Winchester District Local Plan Review 2006:  
DP3

## **Planning Considerations**

### Principle of development

The site of the proposed development is located within the defined settlement boundary of Winchester, in which development is considered to be acceptable in principle, subject to compliance with the detailed provisions of the Winchester District Local Plan Review 2006.

The extension requires planning permission, as permitted development rights have been removed from this property.

The proposal constitutes an addition of approximately 68 cubic metres. Therefore, it would usually be permitted development, which is a material consideration in favour of permitting the application (*Wells v Minister of Housing and Local Government [1967] 2 All ER 1041*).

### Design/layout

It is considered that in terms of design and scale the proposal is in accordance with Policy DP3 of the Winchester District Local Plan Review 2006. More specifically, the form of the proposed extension reflects the character of the host dwelling, and is considered to be acceptable. Furthermore, as a result of the roof pitch and height of the extension, the proposed extension is subordinate to the host dwelling in terms of scale

### Impact on neighbouring property

In terms of impact on the neighbouring properties, it is considered that the proposal is in accordance with Policy DP3 of the Winchester District Local Plan Review 2006. The proposal is only single storey, with a shallow roof pitch, which will ensure that the scale of the extension does not result in an overbearing impact. Furthermore, the proposal has no windows in the side elevations, and the rear garden is flanked by fencing, thus preventing the extension having any detrimental impact in the form of overlooking. In addition, due to the single storey nature of the proposal, and the alignment of the properties, the extension will not result in any overshadowing of the neighbouring dwellings.

### Impact on the character of the area.

The proposal will have a negligible impact on the character of the area. More specifically, the extension will be located to the rear of the property, and will not be visible from the public realm. Furthermore, the form of the extension reflects the character of the existing property and the surrounding built form.

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**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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the south-east elevation(s) of the extension hereby permitted.

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

3. 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.

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

Winchester District Local Plan Review 2006: DP3