

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	08/01258/FUL	Valid Date	24 July 2008
W No:	21205/01	Recommendation Date	21 August 2008
Case Officer:	Mr Andrew Rushmer	8 Week Date	18 September 2008
		Committee date	11th September 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Erection of porch (RETROSPECTIVE)

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
	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		

AMENDED PLANS DATE:-

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Item No: 8
Case No: 08/01258/FUL / W21205/01
Proposal Description: Erection of porch (retrospective)
Address: 84 Priors Dean Road Harestock Winchester Hampshire SO22 6JY
Parish/Ward: Littleton And Harestock
Applicants Name: Mrs Eileen Berry
Case Officer: Mr Andrew Rushmer
Date Valid: 24 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 single storey extension at this property is also on this agenda under Item 7 (ref: 08/01777/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.

Along Priors Dean Road there are numerous examples of porches, many of which are similar to that which forms the subject of this particular application.

Proposal

This is a retrospective application for the retention of a single storey flat roofed, enclosed front porch.

The porch is finished with yellow facing bricks to match the existing property.

Relevant Planning History

08/01777/FUL - Single storey rear extension - Pending Consideration

Representations

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

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

Design/layout

It is considered that the design and scale of the porch is in compliance with Policy DP3 of the Winchester District Local Plan Review 2006. More specifically, the scale of the porch is modest and its proportions are in keeping with the numerous other porches in the vicinity and with the more open style porch at the neighbouring property. In terms of design, the porch utilises matching materials and the form is consistent with the numerous other porches in the vicinity.

Impact on character of area and neighbouring property

The porch in question has a negligible impact on the character of the area. More specifically, as has been stated above, there are numerous other similar porches in the area, therefore the structure in question is entirely consistent with the built form in the locality. Furthermore, the porch does not impinge on the spacious, landscaped quality of the area.

Recommendation

That the application be permitted

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

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