

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 October 2008

Winchester City  
Council  
Planning Department  
Development Control

## Committee Decision

TEAM MANAGER  
SIGN OFF SHEET

<b>Case No:</b>	08/01871/FUL	<b>Valid Date</b>	15 August 2008
<b>W No:</b>	21224	<b>Recommendation Date</b>	23 September 2008
<b>Case Officer:</b>	Mrs Julie Pinnock	<b>8 Week Date</b>	<b>10 October 2008</b>
		<b>Committee date</b>	<b>1 October 2008</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Single storey rear extension

**Site:** 6 Bentley Close Kings Worthy Hampshire SO23 7LG

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
NO	NO	NO	NO	NO		

DELEGATED ITEM SIGN OFF		
<b>APPROVE</b> Subject to the condition(s) listed		
	Signature	Date
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

**AMENDED PLANS DATE:-**

**Item No:** 5  
**Case No:** 08/01871/FUL / W21224  
**Proposal Description:** Single storey rear extension  
**Address:** 6 Bentley Close Kings Worthy Hampshire SO23 7LG  
**Parish/Ward:** Kings Worthy  
**Applicants Name:** Mr Robert Johnston  
**Case Officer:** Mrs Julie Pinnock  
**Date Valid:** 15 August 2008  
**Recommendation:** Application Permitted

### General Comments

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

### Site Description

Bentley Close is a cul-de-sac situated on the west side of Springvale Road. The application site is at the head of the cul-de-sac, and is linked to its neighbour by matching flat roofed garages.

The dwelling is single storey and situated on a generous plot, with off-road parking to the front.

### Proposal

The proposal is for the erection of a single storey rear extension measuring 3m x 5m. There is a difference in levels to the rear and therefore the extension will be raised to provide a level floor with the existing dwelling. The proposal therefore requires a set of steps, which is enclosed by 800mm high railings, in order to access the rear garden from the extension,

The materials proposed are bricks and tiles to match those on the existing dwelling.

### Relevant Planning History

**WIR10172** - The erection of 4 no. bungalows (outline) - Permitted -14/02/1963.  
Condition 7 of this permission removed permitted development rights, and states:-

*“Notwithstanding the provisions of the Town and Country Planning General Development Orders 1950 and 1960, no structures of any type shall be erected on the land without the prior consent of the Local Planning Authority.”*

**WIR10172/03** - The erection of a dwelling on Plot 11 (Details in compliance with WIR10172) - Permitted 22/03/1963.

**06/00409/FUL** - Replace flat roof on rear extension with pitched roof; dormer to rear; 2 window lights to front of roof, 5 Bentley Close - Permitted - 29/03/2006

## **Consultations**

None undertaken

## **Representations:**

Kings Worthy Parish Council - No comment

No letters of representation have been received.

## **Relevant Planning Policy**

Hampshire County Structure Plan Review:

None

Winchester District Local Plan Review

DP.3

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

## **Planning Considerations**

### Principle of development

The site is situated within the defined settlement boundary of Kings Worthy, in which development is considered to be acceptable in principle, subject to compliance with Policy DP.3 of the Local Plan.

Planning permission is required for the extension, as permitted development rights have been removed from this property. The proposal would otherwise constitute permitted development and would not require planning permission.

Policy DP.3 requires proposals, amongst other things, to respond positively to the character, appearance and variety of the local environment in terms of design, scale and layout, and not to have an unacceptable impact on adjoining properties.

The principle of development is acceptable.

### Impact on character of area and neighbouring property

The extension is to the rear of the existing dwelling, and will not be visible in public views.

The extension is proposed to the southern half of the rear elevation, approx 1.5m from the southern boundary of No. 5 Bentley Close. The boundary treatment here comprises a 2m high hedge. No. 5 Bentley Close has been extended to the rear with a similar extension (although it has a higher roof), to provide accommodation at first floor level.

Both Nos. 5 and 6 Bentley Close have a window to the side elevation, where there is a degree of overlooking. A further window is proposed to the southern side of the extension, which will afford some limited overlooking. It is not considered that this additional overlooking alters the existing situation sufficiently to require the window to be obscure glazed.

The dwelling to the north fronts Springvale Avenue and is over 20m. away from the

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proposed extension, and there is a mature row of trees in the garden of this dwelling. The dwelling to the east fronts Springvale Road, and is over 55m. away from the proposed extension

Therefore, the proposal does not impact on neighbouring properties.

**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.

**Informative**

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.

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

Winchester District Local Plan Review 2006: DP.3