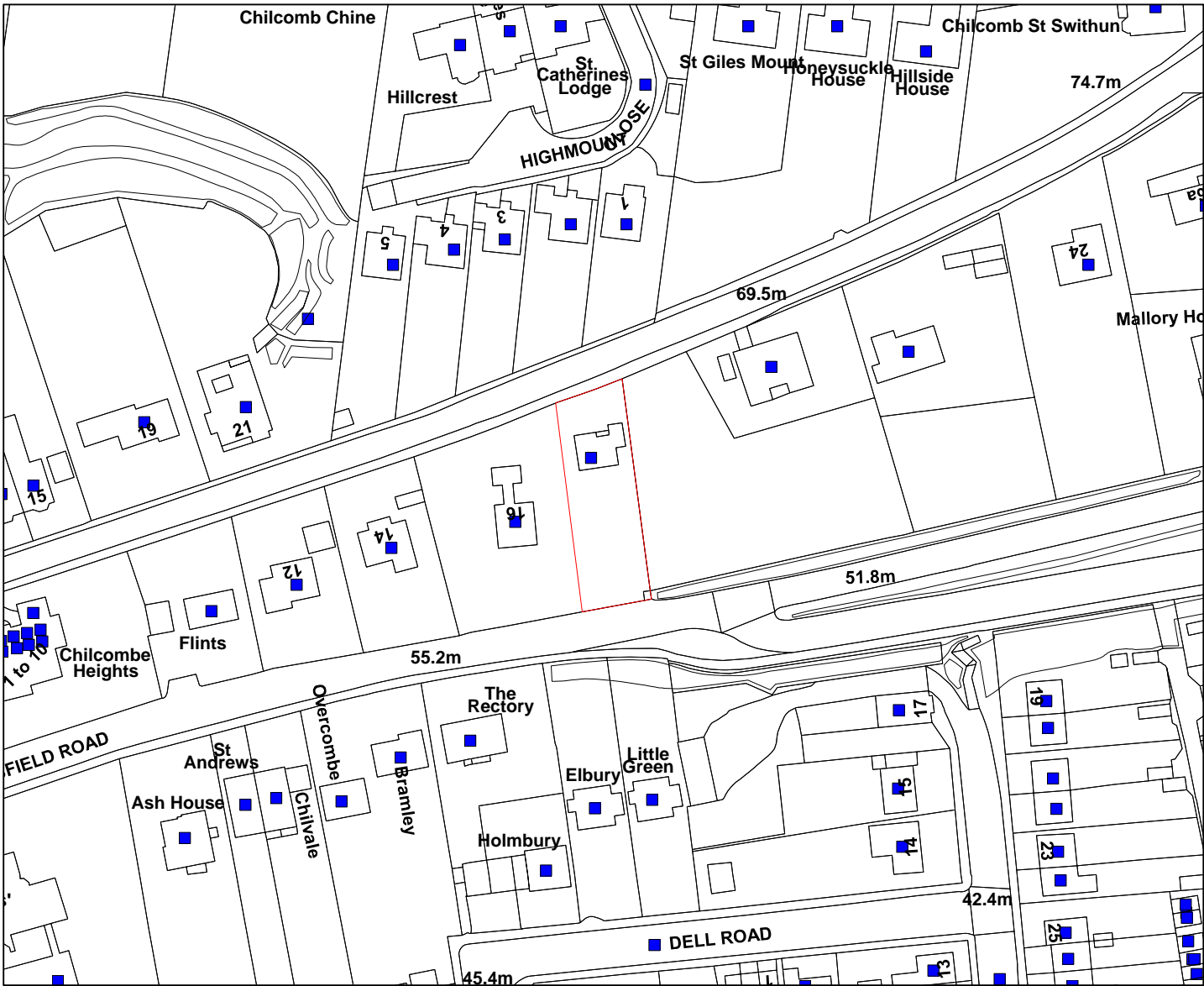


18 Quarry Road, Winchester

10/02699/FUL

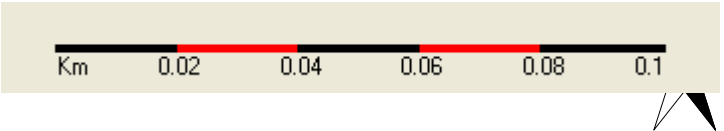


Winchester
City Council



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	16 February 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 10 March 2011

Item No: 2
Case No: 10/02699/FUL / W08780/02
Proposal Description: Proposed re-roofing of the existing house with a zinc alloy roofing material. Proposed erection of a south facing dormer extension within the raised roof space. Erection of an attached timber car port to the front of the house with associated side boundary wall. Erection of a porch to the front of the house. Proposed alterations to the side (eastern) elevation to include the removal of a side door, removal of a window and the insertion of a first floor window. Proposed replacement of the existing windows with double glazed units. Proposed introduction of zinc alloy cladding beneath the windows upon the front and rear elevations. Removal of leylandii upon the front elevation, replacement with a hedgerow. Proposed re-surfacing of the driveway area with associated level changes to the front of the house.

Address: 18 Quarry Road Winchester Hampshire SO23 0JG
Parish, or Ward if within Winchester City: St John And All Saints
Applicants Name: Mr Richard Mendelsohn
Case Officer: Mr Nick Fisher
Date Valid: 29 October 2010

Recommendation: Application Refused

General Comments

This application is reported to the Committee at the request of Cllr Mather, whose request is appended in full to this report.

Site Description

The property consists of a detached dwelling house located within the urban area of Winchester. The St Giles Hill Conservation Area is directly to the north of the site. The front boundary consists of existing Leylandii trees, and an Ash tree is protected by a Tree Protection Order.

The dwelling is located upon a hillside; there is a significant slope from the north to the south. The garden area to the south of the site has a significant fall. Petersfield Road is located to the rear of the garden area. The area to the south of the site is residential in character. There are clear views of the rear of the property from the lower ground to the south of the site.

Proposal

It is proposed to re-roof the existing house with a zinc alloy roofing material; it is also proposed to introduce cladding underneath the windows. It is proposed to create a south facing dormer within the roof area. The application also includes the erection of a timber car port, a new front porch and the re-surfacing of the driveway. It is also proposed to

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alter the side (eastern) elevation.

The Leylandii trees upon the front elevation will be removed and replaced with a hedgerow. It is proposed to retain the Ash tree, which is protected by a Tree Preservation Order.

Relevant Planning History

85/01511/OLD: Two storey side extension - Application Permitted 28 August 1985.

89/01185/OLD: Car port - Application Permitted 27 December 1989.

Consultations

Trees:

The Tree Officer originally objected to the proposal on the basis that a significant tree at the front of the site would be removed. The removal of the tree has been withdrawn from the application.

At the time of writing this report, the Tree Officer objected to the proposal on the basis of insufficient information to demonstrate that the trees could be protected during the construction period. The applicant has sent further information to address this matter and a consultation response is awaited from the Tree Officer. The response will be reported on the update sheet at the Committee meeting.

Representations

City of Winchester Trust:

Comment Only. "It is difficult to ascertain exactly what effect the extension will have on the appearance of the house, and elevations of the existing building would be helpful".

1 letter received supporting the proposal, for the following reason:

- The refurbishment of the building and the removal of overgrown trees will greatly enhance the external appearance and views from the street.

1 letter received objecting to the proposal, for the following reasons:

- The dwelling to the south of the site will have a clear view of a three storey building; the proposed additional will appear as a new storey to the house rather than a dormer within the roof-space;
- The extension will be high and visually overpowering; the proposed roof extension will be overbearing and ugly and out of place in relation to the hillside. The addition will harm the character and appearance of the area;
- The proposal will reduce the privacy of the garden area of a dwelling located to the south of the site;
- The proposed zinc cladding upon the elevations could look dated in a decade or two.

Relevant Planning Policy

South East Plan 2009: CC6.

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Winchester District Local Plan Review: DP1, DP3, DP4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Supplementary Planning Guidance:

St Giles Hill Neighbourhood Design Statement

Planning Considerations

Principle of development

Whilst the site is located in an existing urban area, where there is a general presumption in favour of new development (including extension and alterations) it is considered that the proposal is contrary to Policy DP3 of the Winchester District Local Plan Review. It is considered that the proposed roof extension / dormer will result in a visually prominent form of development. It is also considered that the proposed rear cladding material will contrast poorly with the existing brickwork.

Design/layout

The proposed extension, to alter and lift the roof to create a dormer, is not considered to be subservient to the dwelling. This is due to the large size of the dormer and its position in relation to the end of the roof (southern elevation). It is considered that the proposed addition will visually dominate the existing building.

The dormer is excessively large and bulky and relates poorly to the rear elevation and the location and order of windows within the southern (rear) elevation. There are clear views of the rear elevation from both public and private areas to the south of the site, and the dormer will be viewable in profile from oblique angles from Quarry Road. The proposal will result in a poorly designed and prominent form of development.

It is considered that the zinc cladding used beneath the windows will relate poorly to the existing brick, and the introduction of cladding will harm the appearance of the building. It should be noted that the rear elevation can clearly be seen from public locations to the south of the site.

There is no objection to the re-roofing of the roof with a zinc cladding material. This material is often seen upon modern buildings and the material is considered to be acceptable because the existing building is a modern dwelling.

The other elements within the proposal, such as the creation of a porch and a car port, are considered to be acceptable in terms of their finished design and appearance and relationship with the existing building. The proposed re-surfacing of the driveway is also considered to be acceptable.

Impact on character of area and neighbouring property

It is considered that the proposed roof extension / dormer will result in a poorly designed

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and visually prominent form of development. The proposed addition will be particularly noticeable when viewed from locations to the south of the site, and from positions to either side of the property when viewed from Quarry Road.

With regard to the relationship with neighbouring properties, it is considered that the proposal will not give rise to unacceptable levels of overlooking upon nearby dwellings and garden areas. This is because there is existing indirect overlooking of the gardens to either side of the application site (it should be noted that indirect overlooking is common within urban areas) and because overlooking is common within the area, due to the local topography.

With regard to the properties / garden areas to the south of the site, it is the case that several properties are already overlooked by the dwelling (and rear garden) at the property subject to this application, and the addition of a dormer to the rear roof slope will not significantly increase levels or alter overlooking. It should also be noted that there is a distance of approximately 60m from the rear elevation of 18 Quarry Road and Little Green to the south of the site.

Landscape/Trees

It is proposed to remove the existing Leylandii trees and replace them with a hedge upon the front boundary. There is no objection to the loss of these trees, and a hedge of suitable species is appropriate within the context of the area.

The existing Ash tree, which has been placed under a Tree Preservation Order, will be retained.

Other Matters

Protected species are not known to occupy the site and there is no evidence to suggest that local ecology or wildlife will be harmed by the proposal.

Recommendation

Application Refused, for the following reason:

Reason

1. The proposed development is contrary to Policy DP3 of the Winchester District Local Plan Review, for the following reason:

The proposed roof alteration and associated dormer window relate poorly to the existing house in terms of size, scale and location within the roof. Due to the proposed dormer's bulky appearance, it will not appear to be subservient to the existing building and will result in a prominent and visually dominant form of development. The proposed rear dormer will be visible from both long and close views from the public realm.

The use of zinc cladding beneath the windows will relate poorly to the existing brick, to the detriment of the appearance of the building.

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Informative

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

Winchester District Local Plan Review 2006: DP1. DP3. DP4
South East Plan 2009: CC6

**City Councillor's request that a Planning Application be referred to
Planning Development Control Committee**

Request from Councillor Fiona Mather
Case Number: 10/02699/FUL
Site Address: 18 Quarry Road
Proposal Description: Second floor rear extension and internal alterations
Requests that the item be referred to the Planning Development Control Committee for the following material planning reasons: <p>The proposed alterations, including the roof extension, have been designed to bring the existing dwelling alive and into the 21st Century and should be considered in the context of the character of the site, neighbouring dwellings and surrounding area. Neighbours and St Giles Residents Association are in support of the design. The opinion of the Planning Committee is therefore requested.</p>

Once completed, please email this form to the relevant Planning Case Officer and the Head of Planning Management. It will be attached to the Committee report.