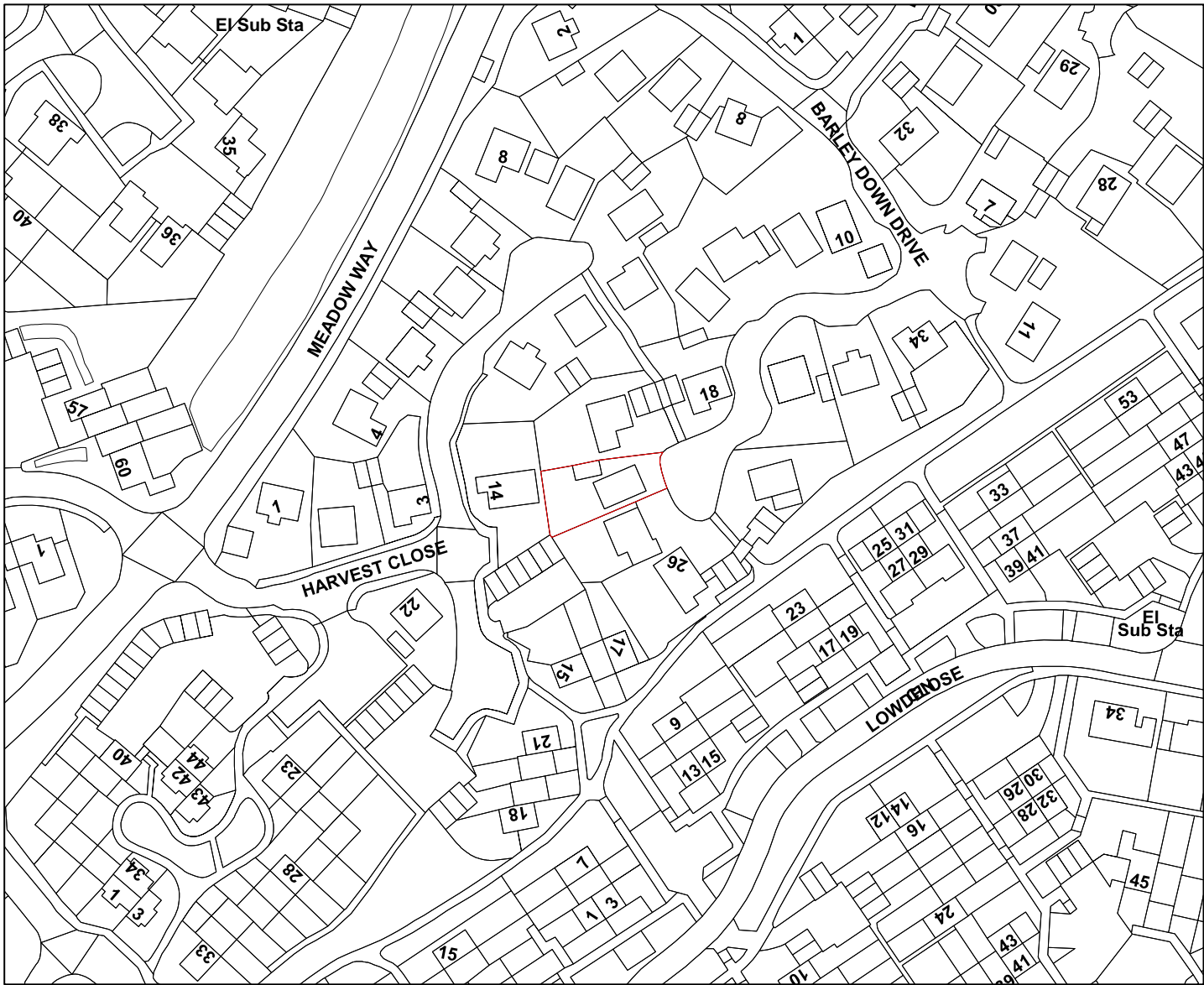


22 Barley Down Drive, Badger Farm

11/00626/FUL



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	11 May 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 5
Case No: 11/00626/FUL / W12979/02
Proposal Description: (HOUSEHOLDER) Demolition of existing garage and conservatory and erection of a two storey extension to the right side and single storey rear extension (RESUBMISSION)
Address: 22 Barley Down Drive Badger Farm Winchester Hampshire SO22 4LS
Parish, or Ward if within Winchester City: Badger Farm
Applicants Name: Mrs Sue Fenton
Case Officer: Mr Simon Avery
Date Valid: 23 March 2011
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received and at the request of Councillors Laming and Banister, whose requests are appended in full to this report.

This application is a resubmission. The previous application (case number 10/03106/FUL) which was for the same proposal, was withdrawn earlier this year following concerns about discrepancies in the block plan.

Site Description

This site is located at the end of Barley Down Drive. The properties on this road are all detached houses most of which have separate garages to the side. There is a uniformity to the development on this road, in that the houses are similar in scale, and are constructed from the same palette of materials with standard features being repeated along the street. However, the development also has an informal aspect to its character in that each property differs in design or orientation from its neighbour and the buildings are sited in a fairly loose arrangement around the close. No 22 has a gable to the front and rear with a small detached garage located on the north side, set back behind the house. Land levels slope down to the south.

Proposal

The proposal is to demolish the garage and add a two storey extension to the northern side and a single storey extension across the rear elevation. An additional parking space will also be added to the front on the existing lawn area using reinforced plastic mesh which allows the grass to be retained.

Relevant Planning History

92/01597/OLD: Conservatory - Permitted - 10/11/1992

10/03106/FUL: Demolition of existing garage and conservatory and erection of a two storey extension to the right side and single storey rear extension – Withdrawn 14/03/2011

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Consultations

Highway Engineer (comments from 10/03106/FUL)

Highway objections are overcome by a revised plan showing a third car parking space in the front garden area in the form of a reinforced mat sown with grass seed.

Representations:

Badger Farm Parish Council:

- Objection:
- The size of the proposed extension makes this house totally out of proportion with the surrounding dwellings and is out of keeping to the estate in general and the way it was originally designed.
- Its proximity to the adjacent house is so close as to effect their enjoyment of their property.
- This end of Barley down Drive is very densely built already and this extension will have a direct effect on many of the local residents.

Objection from Councillor Brian Laming

- The extension is too large for the plot.
- It does not relate to the original building or integrate with the character and appearance of the surrounding area.
- It will dominate this part of the Drive and cause parking problems for the rest of the residence.

Objection from Councillor Lynda Banister

- The proposal represents over-development of the site.
- It will be in too close proximity to the neighbouring boundary.
- It will be an overbearing mass which will impact No 22 in an unacceptable and unreasonable way.
- Using the small front garden as a parking space is out of keeping with the design and appearance of this 'tight' close.
- There is already very limited visitor parking in this area and the space available for manoeuvring a vehicle is similarly limited.

7 letters from 6 households objecting to the application for the following reasons:

- Increase in parking congestion/loss of public parking space/impact on highway safety.
- Proposed parking on the lawn area will be out of character with the area and will not be accessible.
- The proposed extension would appear overbearing and visually intrusive to the occupiers of the adjacent property.
- The first floor bedroom window on the proposed west facing elevation would directly overlook the rear amenity areas of the neighbouring dwelling.
- Loss of light/overshadowing to neighbouring properties.
- The development will be cramped, intrusive in the street scene, result in a loss of openness and create a virtual terrace in what is an area of detached houses.
- Inadequate amenity space will be retained for No 22.
- Previous applications for extensions in the area have been rejected by the Council.
- Lack of supporting information with the application.
- Potential increase in noise disturbance.
- The plans submitted do not show the service strip which is common to all houses in Barley Down Drive but not owned by the householders.

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Relevant Planning Policy:

South East Plan 2009:

CC6, BE6

Winchester District Local Plan Review

DP3, DP5, T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

Planning Considerations

- Principle of development
- Impact on the character of the area
- Impact on residential amenity
- Highways/Parking

Principle of development

This site is within the settlement boundary where development is acceptable in principle, subject to more detailed considerations which are discussed below.

Impact on character of area

The proposal involves a two storey extension to the north side of the house. This will have a hipped side gable. The extension will be subservient to the main house due to its low height and because it will be set back from the front elevation by over 3 metres. As such it is not considered that it would appear unduly intrusive in the street scene.

The extension will be in relatively close proximity to the flank wall of No 20 Barley Down Drive and concern has been raised that it would unacceptably reduce the gap between these two buildings. However, there is no uniform pattern of gaps between buildings on this close and the houses are sited in a fairly informal manner with some properties, such as No.s 22 and 24, in quite close proximity. In addition to this, the view through the gap between No.s 20 and 22 is only of the existing detached garage and a two storey gable end elevation of the house behind this. Therefore it is not considered that a two storey extension at this point would detract from the spatial characteristics of the area or block out a view which is important or beneficial to local amenity. Furthermore, as noted above, because the extension would be set back and lower than the main ridge of No 22, it is not considered that it would appear cramped and the visual separation between the buildings would be sufficiently maintained.

A number of the surrounding properties have hardstanding/parking located to the front and the conversion of part of the front lawn to a parking space would not be out of character in this area. Furthermore, the use of a plastic mesh over grass will allow the green character to the front of the house to be retained.

The single storey extension will have no impact on the character of the area as it is located to the rear of the house.

Impact on residential amenity

The proposed two storey extension will be on the north side of the building and will be adjacent to the boundary with No 20. While the extension would be visible from the

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garden of No 20, it is not considered that views of it from this neighbouring garden would be unacceptably overbearing. This is because it is relatively modest in scale and the levels at No 22 are also slightly lower than at No 20. Furthermore, the front part of the extension would be aligned with the flank wall of No 20 so that only the rear part would be adjacent to the garden. Given these circumstances, it is not considered that the two storey extension would be unduly intrusive. The single storey rear extension would be predominantly screened from both No.s 20 and No 24 by the side fencing, which would prevent any unacceptable impact on neighbouring amenity.

The existing building at No 22 already results in some overshadowing of the property and garden at No 20. It is not considered that the addition of a lower two storey extension on the north side would materially alter this situation to the extent that a reason for refusal could be substantiated.

There are no first floor side windows proposed in the extension which might affect the privacy of No 20.

The windows on the rear of the proposed extension would be just under 10 metres from the western rear boundary of the site which adjoins No 14 Harvest Close, and concern has been raised about overlooking. However, there are already two first floor bedroom windows at the rear of No 22 Barley Down Drive which look toward this boundary and the addition of a third window would not materially alter this situation.

Highways/Parking

The Highway Engineer is satisfied that the proposed parking is adequate in terms of No.s of proposed spaces and accessibility.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 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.
- 2 Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 3 Prior to the commencement of works on site details of the materials and construction of the additional parking space to be located to the front of the site shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.
- 3 Reason: In the interests of the amenities of the area.

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Informatives:

This permission is granted for the following reasons:

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: DP3, T4

South East Plan 2009: CC6, BE6

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

City Councillor's request that a Planning Application be considered by Planning Development Control Committee

Request from Councillor: Brian Laming
Case Number: 11/00626/FUL
Site Address: 22 Barley Down Drive Badger Farm Winchester Hampshire SO22 4LS
Proposal Description: (HOUSEHOLDER) Demolition of existing garage and conservatory and erection of a two storey extension to the right side and single storey rear extension (RESUBMISSION)
Requests that the item be considered by the Planning Development Control Committee for the following material planning reasons:
The extension is too large for the plot. It does not relate to the original

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<p>building and integrate with the character and appearance of the surrounding area. It will dominate this part of the Drive and cause parking problems for the rest of the residence.</p> <p>I feel it is essential that the committee (or at least some members of it) visit the site in advance of the meeting, as it is very difficult to appreciate the situation on paper.</p> <p>My preferred outcome would be that this application is refused.</p>
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Request from Councillor: Lynda Banister
Case Number:11/00626/FUL
Site Address: 20 Barley Down Drive Badger Farm
Proposal Description: Two –story side extension
<p>Requests that the item be considered by the Planning Development Control Committee for the following material planning reasons:</p> <p>I consider that this proposal represents over-development of the site. It will be in too close proximity to the neighbouring boundary (between no. 20 and 22.) It will be an overbearing mass which will impact no 22 in an unacceptable and unreasonable way.</p> <p>I am also concerned about the parking issue. Using the small front garden as a parking space is out of keeping with the design and appearance of this ‘tight’ close. There is already very limited visitor parking in this area and the space available for manoeuvring a vehicle is similarly limited. Any additional parking within this area should be resisted in the interests of safety.</p> <p>I feel it is essential that the committee (or at least some members of it) visit the site in advance of the meeting, as it is very difficult to appreciate the situation on paper.</p> <p>My preferred outcome would be that this application is refused.</p>