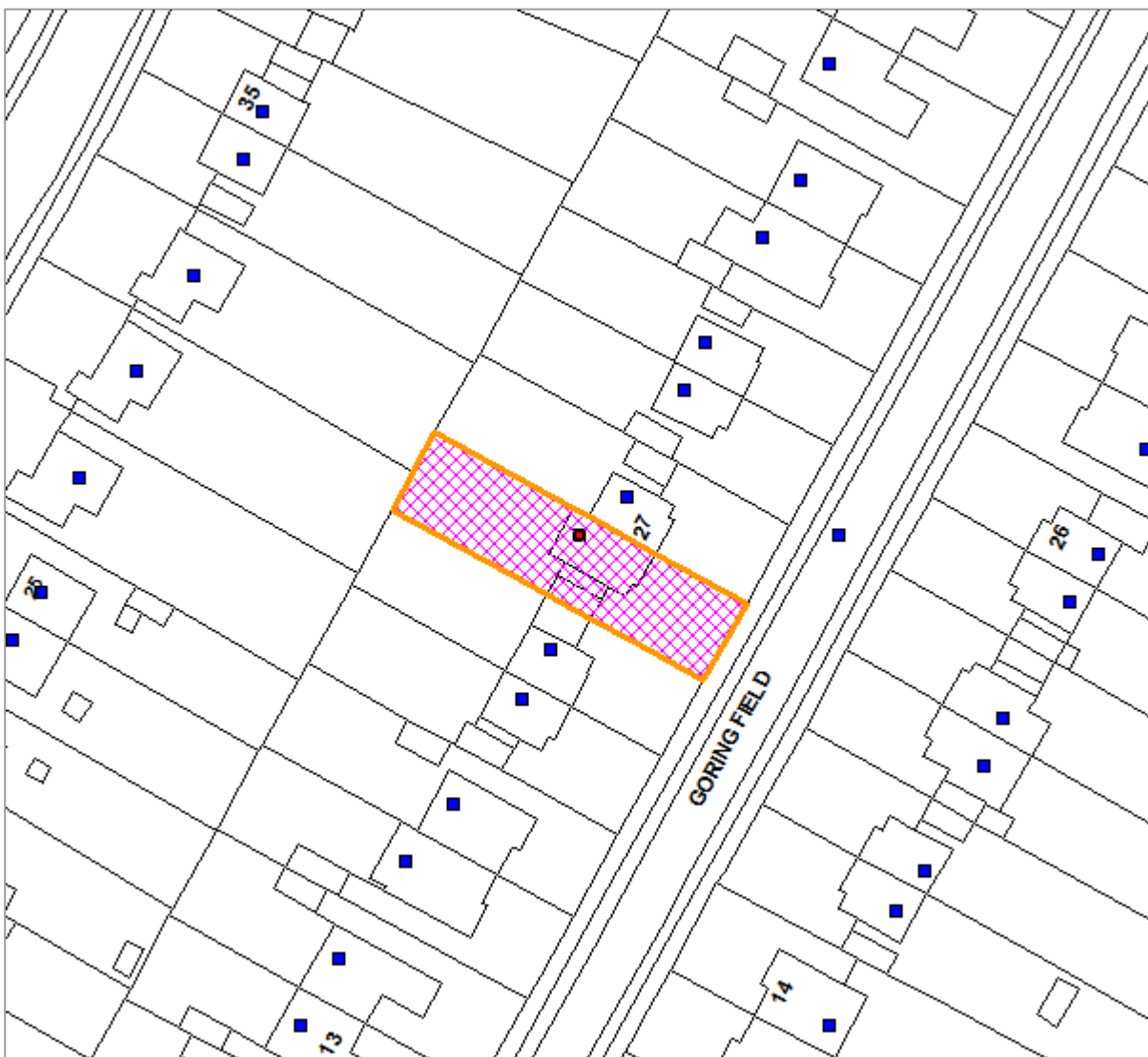


**Item No:** 02  
**Case No:** 18/00047/HOU  
**Proposal Description:** Demolition of garage and erection of 2 storey side extension  
**Address:** 25 Goring Field Winchester SO22 5NH  
**Parish, or Ward if within Winchester City:** St Barnabas  
**Applicants Name:** Mr & Mrs Campbell  
**Case Officer:** Verity Osmond  
**Date Valid:** 8 January 2018  
**Site Factors:**

**Recommendation:** Approve



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## **General Comments**

The application is reported to Committee due to the number of neighbour objections received contrary to the officers recommendation.

## **Site Description**

The application site is located on the north western side of Goring Field. The existing property is two storey and semi detached; there are currently three bedrooms on the first floor of the property.

There is an attached single storey garage on the western elevation of the property and parking provision for three cars within the driveway to the front of the property. The site slopes up slightly from the road with the properties having fairly open frontages.

The surrounding properties are a mix of single and two storey properties with the proposal site set within a group of two storey houses of the same design with more bungalows towards the junction between Goring Field and Teg Down Meads.

## **Proposal**

The application involves the demolition of the existing garage and the erection of a two storey side extension. The garage will be replaced with a bike store, electric car charging point and shower room, this will have the appearance of a garage when viewing the property from the principal elevation. The ground floor section of the side extension will extend 1.3 metres further than the existing building line of the property, the first floor section of the proposal will be set back from the principal elevation. The rear of the extension will be in line with the rear elevation of the host dwelling.

The proposed materials to be used for the roofing, brickwork and windows will match the existing. The existing driveway will be widened within the site to allow for adequate parking provision given that the proposal will involve the creation of the new bedroom.

## **Relevant Planning History**

None Relevant

## **Consultations**

### Engineers: Highways

No objection to application provided that parking provision for three cars is provided on site.

### Representations:

City of Winchester Trust: No comment

6 letters received objecting to the application for the following reasons:

- Overbearing impact on 23 Goring Field
- Overshadowing/ loss of light to 23 Goring Field
- Reduced outlook from 23 Goring Field
- Concerns that a precedent will be set for similar extensions

Reasons aside not material to planning and therefore not addressed in this report

- Structural solidity of scheme

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**Relevant Planning Policy:**

Winchester Local Plan Part 1: Joint Core Strategy: DS1, CP13

Winchester District Local Part 2: DM15, DM16, DM17, DM18

The High Quality Places SPD 2015

**Planning Considerations**Principle of development

The proposal is situated within the curtilage of an existing residential property where the principle of the further development is acceptable, subject to compliance with the detailed provisions of the Policies from the Winchester District Local Plan Part 1 and 2 and the NPPF.

Impact on Character of Area

The proposed ground floor extension will extend past the building line of the existing garage, however this will match the building line of the living room on the principal elevation; the proposed door to the bike store will have a similar appearance to the existing garage door.

The first floor extension is set back from the principle elevation of the host dwelling and its ridge height is lower than the existing which ensures the extension is subservient to the main dwelling. Concerns have been raised in relation to the overall size of the extension, however the proposal is considered to reflect the size of the existing garage at a ground floor level and the first floor section is not considered to be disproportionately large in comparison to the existing dwelling.

In addition, concerns have been raised in relation to rear of the extension extending further than the building line of the host dwelling, however this is not the case, the rear of the extension will be in line with the rear of the existing and will extend no further from the rear than the existing garage.

Further concerns have also been raised in relation to the extension being out of keeping with the character of Goring Field. There are examples within the road of similar style first floor extensions, whilst these may be set back further from the principal elevation at a first floor level, the proposed development is still considered to be subservient when viewed from the side, rear and front elevation. There is no defining style or character of properties along Goring Field, therefore the proposed development is unlikely to appear out of character with the surrounding area.

Impact on Residential Amenity

Concerns have been raised in relation to the overbearing impact of the development on the neighbouring property at Number 23 Goring Field. The existing garage of the application site is constructed up to the boundary with Number 23, and the additional 1.3 metres to the front of the garage is not considered to result in further significant harm to the neighbouring property. The first floor extension is not considered to result in significant overbearing to Number 23 as it does not extend across the full width of the southern side elevation of the application site and will be situated directly adjacent to the neighbouring garage at Number 23 which is considered to have a low amenity area; the

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proposal will not result in any significant overbearing impact to the main amenity space to the rear of the neighbouring property.

Concerns have also been raised in relation to the overshadowing impact of the proposed extension on Number 23 Goring Field. The proposed extension may result in some early morning overshadowing to the space behind the neighbouring garage, however this is not considered to be significant enough to warrant a reason for refusal as the proposed extension is not considered to result in a level of overshadowing throughout the day that would be significantly above and beyond the existing situation.

There are also concerns that the proposal will result in harm to the outlook from the windows on the northern side elevation of Number 23 Goring Field – the outlook from these windows is currently towards the southern side elevation of Number 25, the proposed side extension is not considered to reduce this outlook given that the first floor is set back from the principal elevation so views looking eastwards out these neighbouring windows are not disrupted by the development. The proposal is not considered to result in any harmful overlooking

#### Highways/Parking

As a new bedroom is created and as the proposed ground floor extension will extend a further 1.3 metres to the front of the property, the existing driveway will be widened within the plot to allow for an extra car parking space, a condition will be required to ensure this.

#### **Recommendation**

Approve 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.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be constructed in accordance with the following plans:

Proposed Elevations Drawing no. 163.06 Rev 01 dated Dec 17

Proposed Floor Plans Drawing no. 163.05 Rev 01 dated Dec 17

Proposed Site Plan Drawing no. 163.04 Rev 02 dated Dec 17

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 11 (materials) of the associated application forms.

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Reason: To ensure a satisfactory visual relationship between the new development, the existing and the surrounding area in accordance with Policy DM15, DM16 of Winchester District Local Plan Part 2 (2017) and The High Quality Places SPD (2015).

4. Before the development hereby approved is first brought into use, a minimum of three car parking spaces shall be provided within the curtilage of the site, as shown on drawing numbered 163 04 02, and thereafter maintained and kept available in perpetuity.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

5. The first floor window in the western elevation of the first floor extension hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties in accordance with Policy DM17 of Winchester District Local Plan Part 2 (2017).

#### **Informatives:**

1. 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.

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

Winchester District Local Plan Part 1 (2013): DS1, CP13

Winchester District Local Plan Part 2 (2017): DM15, DM16, DM17

Winchester District High Quality Places Supplementary Planning Document

3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

-offering a pre-application advice service and,

-updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

4. 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 recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded

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that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

6. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice on this please refer the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>