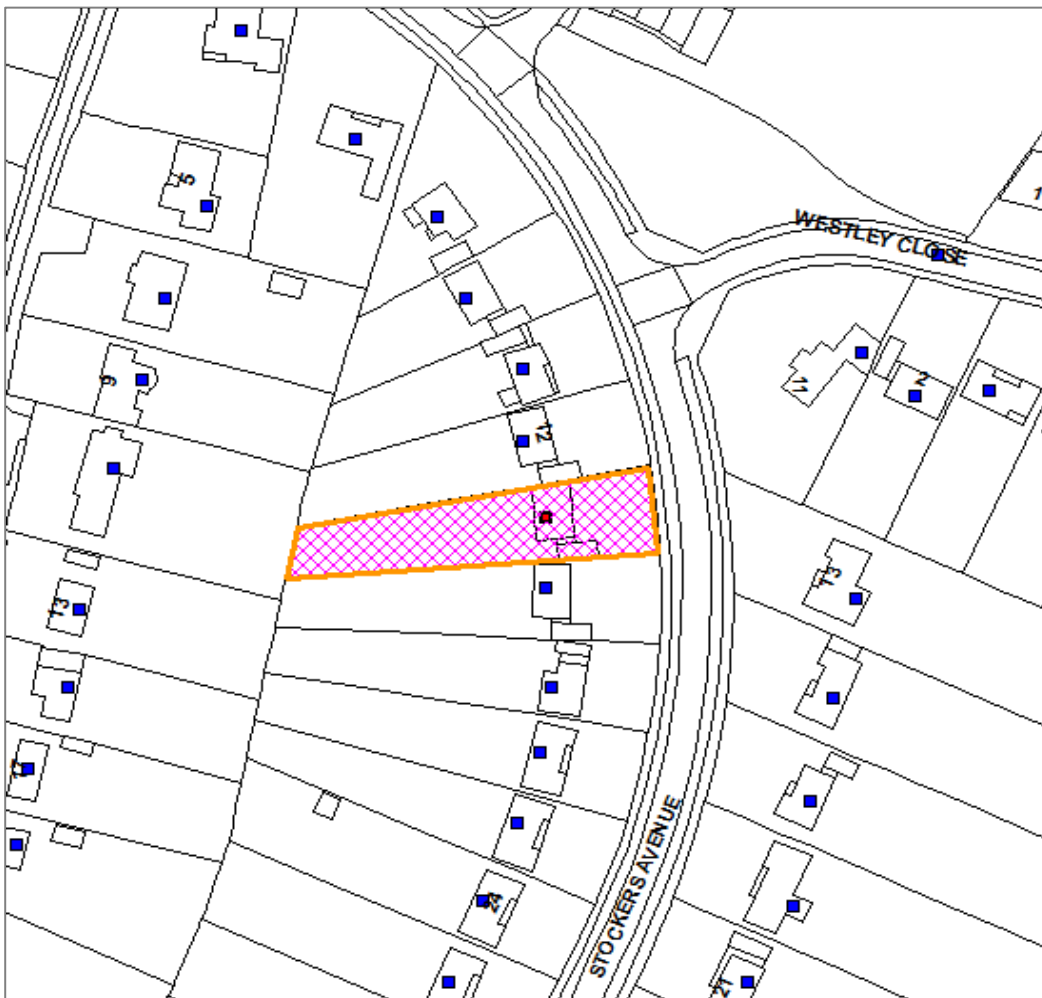


**Item No:** 08  
**Case No:** 17/02731/FUL  
**Proposal Description:** Demolition of existing garage and rebuild as a two storey side extension (with garage); part two-storey and part single-storey rear extension; new roof form with habitable accommodation in roof and velux windows; single storey front extension.

**Address:** 14 Stockers Avenue Winchester SO22 5LB  
**Parish, or Ward if within Winchester City:** St Barnabas  
**Applicants Name:** Mr & Mrs Barry Godkin  
**Case Officer:** Mrs Jane Burton  
**Date Valid:** 24 October 2017  
**Site Factors:**

Article 4 Direction  
Civil Aviation  
CIL Zones for Winchester City Council  
Southern Water Operational Area  
**Recommendation:** Permit



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#### General Comments

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**This application is reported to Committee due to the number of letters of objection, contrary to the officer's recommendation to permit.**

Revised plans were submitted on 08.01.18 showing a reduction of depth of the extension to the rear from 5.5m to 5m at ground floor level and 5.5m to 3.3m at first floor level with a corresponding impact on the roof form. Dormer windows on the rear roof slope were omitted. Further revised plans were submitted on 28.02.18 showing the reduction of width of the side extension by 0.25m so that no guttering overhangs the property of no.16 Stockers Avenue. Materials were changed from timber effect cladding to timber cladding at first floor level on the front elevation, cement cladding to facing brick on the front elevation of the side extension, and timber effect cladding to facing brickwork at first floor level on the rear elevation.

### **Site Description**

The existing property is a 1960's built two storey detached dwelling house with a front canopy and single garage to the side. The house has a pitched roof, is constructed of brick and brown roof tiles and has single storey extensions to the rear.

The property is located on the west side of Stockers Avenue, a residential street characterised by two storey detached dwellings. The property is positioned in a part/side of the street where houses are elevated from the level of the highway and where land continues to rise to the rear of the property. In this part of the street the plots narrow to the rear due to the position on the curve of the road, but houses are still in good sized plots which are characteristic of the street. Whilst no.12, 14 and 16 Stockers Avenue are relatively unaltered, there have been many extensions and alterations to properties in the street to enlarge and update.

### **Proposal**

The development consists of the remodelling and extension of the existing three bedroom property to form a larger family house.

The existing garage would be demolished and replaced by a two storey extension with gabled roof attached to the main dwelling.

A part-single storey part two-storey full width rear extension is also proposed (5m depth and 3.3m depth respectively) which would also extend beyond the current south (side) elevation of the house by 2m.

A new roof hipped roof structure to the whole property is proposed, with ridge height 0.75m higher than the existing roof to allow for accommodation in the roof, replacing the current pitched roof form.

A single storey front extension would be added with a mono-pitch roof, replacing the current front canopy and extending the full width of the front elevation.

The materials would be stock brick, timber cladding to elevations, plain clay tiles to the roof, and aluminium composite double glazed windows. The colour/detail of materials would be agreed by condition if planning permission is granted.

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The widening of the front vehicular entrance, larger parking area to the front, and patio to the rear is also shown on the submitted site plan.

## **Relevant Planning History**

There is no recent planning history relevant to the application.

## **Consultations**

### WCC Engineers: Highways:

No objection subject to a condition being attached to ensure that sufficient car parking space is available and maintained permanently (see condition 4 attached).

## **Representations:**

### City of Winchester Trust:

No comments received.

Overall, 6 letters from separate addresses were received objecting to the application. 4 letters from separate addresses were received at the original application stage, and 5 letters of objection were received at the revised application stage including 2 additional addresses than at the original application stage.

Objections were made to the application on the following grounds:

- Overdevelopment of the site
- Size of development – doubling size of footprint
- Development out of scale and out of character with properties in the street
- Increase in height and third storey out of character with area
- Loss of privacy to neighbours
- Loss of light to neighbours
- Overhanging of guttering to side extension
- Breach of the rear building line not in character with nearby properties
- The development would be a precedent

1 Letter of support was received:

- The design/layout would result in a substantial family home that would improve the current building.

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## **Relevant Planning Policy:**

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

Winchester Local Plan Part 2 – Development Management and Allocations  
DM15, DM16, DM17, DM18

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

Supplementary Planning Guidance:  
High Quality Places SPD  
Car Parking Standards SPD

## **Planning Considerations**

### Principle of development

The site is located within the settlement boundary of Winchester where residential development is acceptable in principle subject to compliance with other policies of the development plan and unless other material considerations indicate otherwise.

### Design/layout and impact on character of the area

Policy DM16 states that development that accords with the Development Plan will be permitted provided that it responds positively to the character, appearance and variety of the local environment in terms of design, scale and layout, and uses high quality materials.

*Design rationale* - The rationale for the design is to enlarge and modernise the property to provide a more open plan layout at ground floor level, additional bedrooms/bathrooms at first floor level and study areas in the roofspace. The property would have a more contemporary appearance, with large window to the front of the side extension, hipped roof, timber cladding to the first floor, and aluminium composite grey window frames. The style is considered to be acceptable to update this 1960's property, and other properties in Stockers Avenue have a contemporary look.

*Materials* - Materials used would match the contemporary style and it has been agreed that natural timber boarding would be used instead of timber effect cladding. Plain roof tiles, and stock brick are also proposed, the colour and texture of these to be agreed with the planning authority if planning permission is granted. These materials are considered to be acceptable in accordance with policy.

*Layout* - The existing building layout (including garage) already occupies much of the width of the site. The side extension would have a similar footprint to the garage close to the boundary with no.16. The addition of the second storey would reduce the visual gap between the buildings at first floor level. However, building above the garage has occurred on other properties in the vicinity (e.g. no.18). A garage width is not

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maintained between two storey elements elsewhere, for example between no.10 and 12. The maintenance of this gap is not considered to be a characteristic of the street and its loss is not considered detrimental to the street scene in this instance.

The side extension would project forward of the main building line, but in this part of Stockers Avenue there is undulation and a lack of uniformity to the front building line. The proposal would have a similar front building line to the extended No 18, and two storey elements are adjacent at differing projections (e.g. between 10 and 12). The distance to the side elevation of No.16 will be less than the gap between other properties, but the curve of the street means that buildings are positioned at an angle to each other. The result of this is that the lesser gap is not considered to have an unacceptable visual impact.

Considering the length of the garden the boundaries of the wedge shaped plot do not narrow dramatically, and it is a relevant consideration that an extension (single storey) already exists to the north elevation of the building. The north elevation of the planned rear extension would follow the same line as the existing extension. The additional 0.74m depth would bring the rear of the building nearer to the boundary with no. 12. However, proximity would increase by no more than 10cm when compared with the existing extension, and the dwelling at No. 12 is separated from its own boundary by a garage width. Whilst the extension would be part two storey it is considered that adequate visual separation would remain between the two dwellings, and between no.14 and 16.

*Roof form* - Stockers Avenue has properties of varied style and size. The roof would have a different form to the pitched roof style of neighbouring properties. However, it is in keeping with the updated contemporary style of the property. Furthermore, alterations to roofs have been carried out on nearby houses and therefore the proposed change to the roof is not considered to be unacceptable in this context. No.13 opposite has a hipped roof design.

*Height and Scale*— When viewed from street level there is variation in the appearance of roof ridge height in this part of Stockers Avenue. Variation in site levels may be a factor, but this is also due to the elevated position of the properties and the visual effect created by properties being set forward and set back (No. 10 and No. 18 are more prominent than No. 12 and No.16). In the context, an increase in the height of no.14 to accommodate a second floor in the roof is not considered to have an unacceptable impact on the character of the area, and would not make the building appear out of scale in the street. The hipped nature of the roof would also reduce the roof mass. It is not considered to be unacceptable in of itself that the applicant would use the roof space for additional accommodation.

*Footprint* – The existing dwelling is not of great depth (approximately 6m). Whilst the extensions would incorporate the existing extensions, the proposal would lead to a large increase in footprint compared with the current building and would extend at first floor. However, the revised proposal has reduced the overall mass at the first floor and roof at the side/rear of the property. It is considered that the size, scale and layout of the revised proposal can be accommodated to the rear given the size of the plot, and due to its position to the rear this part of the building would not be visible from the public realm.

Based upon the above assessment it is considered that the proposed changes do result

in a much changed appearance of the existing building but the overall impact of the changes on the host dwelling and the surrounding street are considered acceptable in design terms and accord with the design policies of the LPP2.

#### Impact on neighbouring property

DM17 allows for development that does not have an unacceptable adverse impact on neighbouring properties by reason of overlooking, overshadowing or by being overbearing

No. 12 is located to the north of the application property. The rear of the property at No. 12 is set back further in the plot than No. 14, with a garage separating the properties. The respective positions within the plots, along with the separation that is maintained, mean that the proposed extension is not considered to have an unacceptable overbearing impact.

The proposal would result in an increase in shadowing into No. 12 compared with the current extension, most significantly due to the two-storey height at a 3.3m depth and the orientation of the dwellings.

A smaller secondary window on the side elevation of No. 12 currently faces onto the applicant's property. Due to the window's south facing elevation, this window currently receives direct sunlight when this is not obscured by the current building at No. 14. The angle between this window and the proposed extension will restrict sunlight. However, this room (dining room) also has a larger window on the west elevation which provides the room with another source of light.

The two storey part of the extension will project approximately 2 metres past the rear building line of No. 12 Stockers Avenue, with an additional 1.7m at single storey past this. The nearest windows on the rear elevation of No.12 would be the dining room at ground floor and a bedroom at first floor. Whilst there would be some impact on these windows, the positioning of each property means that it is not considered that light levels to the dining room overall, or to the bedroom, would be reduced to a degree that would warrant the refusal of the application for this reason.

Whilst an area of garden would be affected by an increase in shadowing, a large garden space remains and it is not considered that the impact on amenity space at the property would warrant the refusal of the application.

The occupier of No. 12 Stockers Avenue requested that the north wall of the proposed extension is moved 1.5m to the south to reduce the impact of the extensions. However, following the reduction in depth at the first-floor in the revised application, it is now not considered that the extension would have an unacceptable adverse impact on No. 12 that this request can be insisted on.

Whilst the proposed rear extension would be closer to the main dwelling house of No. 16, the respective positions and orientation of the buildings mean that there would not be an unacceptable loss of light to the habitable rooms at the rear of no. 16. There are no windows on the side elevation facing no. 14 affected by the rear extension. The respective positions, with no.16 set back further in the plot, means that it is not considered that the rear extension would have an overbearing impact on this neighbour.

A small window which - based on the layout of similar properties in the street, would serve a w.c – exists on the flank elevation of No. 16 behind the existing garage at No.14. It is not considered that the addition of a first floor above the garage of No. 14 would have an unacceptable impact through loss of light or overbearing, due to there being no habitable rooms at No. 16 impacted by the proposal

There are no windows proposed on the north facing elevation which faces no. 12. There are 2 Velux windows proposed on the south facing elevation of the new roof slope, facing no. 16. However, these would be set at a high level and would not result in overlooking. There are no windows on the North elevation facing no.16. Windows to the rear would not directly overlook neighbours and any properties to the rear are at a sufficient distance to not be impacted upon. Thus, the proposals are not considered to result in unacceptable overlooking.

The occupier of No.10 Stockers Avenue has requested that permitted development rights are removed at the property if planning permission is granted, however this is not considered to be necessary as there would be no permitted development allowance remaining to enlarge the house or roof further if the application is implemented. It is not considered necessary to control other aspects. The proposals in this application would be required to be constructed in accordance with approved plans if planning permission is granted.

#### Landscape/Trees

A small tree exists in the front garden which is to be retained, and existing hedgerows to the front and rear are also to be retained.

#### Highways/Parking

DM18 of LPP2 allows for development which provides parking in accordance with relevant standards.

The application proposes the widening of the access and an increase to the parking area to the front of the house. Sufficient parking space is available on site, and no objection has been raised by WCC Highways team subject to a condition being attached to ensure that sufficient car parking space is available and maintained permanently.

#### **Recommendation**

Approve subject to the following condition(s):

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:

Location Plan received 24.10.2017; D01 Rev D (Proposed Ground Floor and Part Site Plan), D02 Rev D (Proposed First and Second Floor Plans), D03 Rev D (Proposed Roof Plan), D04 Rev E (Proposed Elevations and Part Street Scene) received 28.02.2018.

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Reason: In the interests of proper planning and for the avoidance of doubt.

3. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extensions and remodelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

4. The garage and parking areas shall be provided in accordance with the approved plans before approved extensions to the dwellings is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

### **Informatives**

In accordance with paragraphs 186 and 187 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

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

Winchester Local Plan Part 1: DS1, CP13

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

3. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

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

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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, please refer to the Construction Code of Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7. Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: [buildingcontrol@winchester.gov.uk](mailto:buildingcontrol@winchester.gov.uk))

8. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

9. The applicant should note that this permission does not give any property rights to building on or encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.