



<b>Meeting</b>	Planning Committee
<b>Date and Time</b>	Wednesday, 17th November, 2021 at 9.30 am.
<b>Venue</b>	Walton Suite, Guildhall Winchester

**S U P P L E M E N T A R Y   A G E N D A**

Agenda Item.

4. Where appropriate, to accept the Update Sheet as an addendum to the Report (Pages 3 - 12)

(Update Sheet & Appendix A (for item 8))

City Offices  
Colebrook Street  
Winchester  
SO23 9LJ

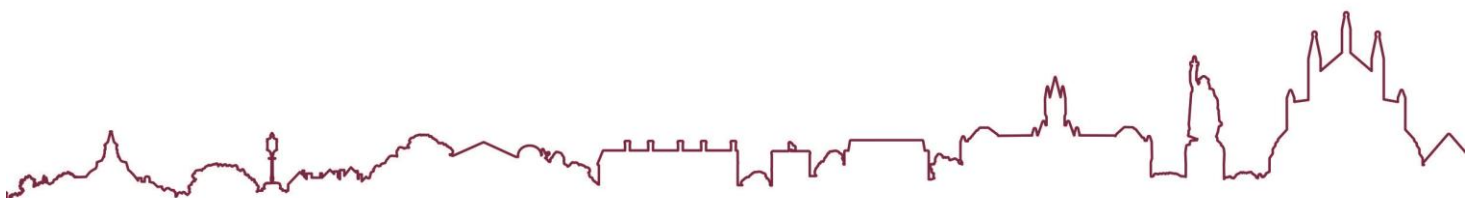
**Lisa Kirkman**  
**Strategic Director and Monitoring**  
**Officer**

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16 November 2021

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## Planning Committee

### Update Sheet

17/11/21

**The information set out in this Update Sheet includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.**



Working in Partnership



Item No	Ref No	Address	Recommendation
6	20/02165/FUL	Fairgone, Black Horse Lane, Shedfield, SO32 2HT	Permit
<p><b>Officer Presenting:</b> Nikki Clayton  <b>Public Speaking</b>  <b>Objector:</b> Alice Drew-On behalf of Mr and Mrs Walsh  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> None  <b>Supporter:</b> None</p> <p><u>Updates</u></p> <p>To clarify the new track (to the rear of the site) is outside of the red line plan and therefore it cannot be considered as part of the application.</p> <p>Solomon's Lane is an unclassified road so planning permission is not required to form a new access or track if used in conjunction with the equestrian/agricultural uses of the area to the rear of the site.</p>			

Item No	Ref No	Address	Recommendation
7	21/01322/FUL	The Long Barn, Old Sheep Fair, Bishops Sutton Road, Alresford, Hampshire SO24 9EJ	Permit
<p><b>Officer Presenting:</b> Catherine Watson  <b>Public Speaking</b>  <b>Objector:</b> Simon Evans  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> Cllr Margot Power  <b>Supporter:</b> Jane Marsden - Applicant</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
8	21/02063/FUL	Homewell , 7 Berewecke Road, Winchester, SO22 6AN	Permit

**Officer Presenting:** Catherine Watson

**Public Speaking**

**Objector:** Gina Cherrett

**Parish Council representative:** None

**Ward Councillor:** None

**Supporter:** Jeremy Tyrrell – Agent, Colin Dickens - Applicant

**Update**

Condition 2 (approved plans) to have proposed *Site Plan as Proposed* (1802\_PR\_010 A) superseded by 1802\_PR\_010 D. This is in order to clarify the nature of the front boundary treatment.

Further to publication of the officer's report, additional correspondence has been received by Dr Petford of 15a Berewecke Close with regards to the previous appeal decision at 7 Berewecke Road (the application site).

Application number 18/02927/FUL at the same address for a detached dwelling to the rear of the existing property, was recommended for refusal and agreed by the Committee. The appeal was dismissed and a copy is attached at Appendix A. The reason for refusal of the 2018 application was as follows:

*The proposal is considered to represent a cramped form of development within the plot and is not in keeping with the spatial characteristics of the surrounding area, thereby having a harmful and unneighbourly impact on the character of the area and surrounding properties contrary to policies CP2 and CP14 of LPP1, DM15, DM16 and DM17 of LPP2 and the High Quality Places SPD (policies UC2, GP1, GP4, GP8, AB3, AB6, HQS1-2, HQS9, HQB2).*

An additional condition is to be added removing certain elements of PD from the site:

*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D and E of Part 1; of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.*

*Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment.*

Item No	Ref No	Address	Recommendation
9	SDNP/21/03322/ FUL	King George Farm, Stakes Lane, Upham, SO32 1QA	Permit
<p><b>Officer Presenting:</b> Lisa Booth  <b>Public Speaking</b>  <b>Objector:</b> Mrs Ali Harrison-pre-prepared statement to be read on her behalf  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> None  <b>Supporter:</b> None</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
11	21/01780/HOU	9 Manningford Close, SO23 7EU	PERMIT
<p><b>Officer Presenting:</b> Marge Ballinger  <b>Public Speaking</b>  <b>Objector:</b> Mr William O'Brien  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> Cllr Paula Ferguson  <b>Supporter:</b> Louise Cutts-Agent</p> <p><u>Update</u></p> <p><u>Page 107 of the reports pack:</u> The existing parking was noted as 4 off-road spaces. Due to the angle of the drive, there are currently 3 off-road parking spaces that meet the 2.4m x 4.8m parking spaces for residential parking.</p>			

Item No	Ref No	Address	Recommendation
12	21/02107/HOU	Habayita , 42 St Faiths Road, Winchester, SO23 9QD	Permit
<p><b>Officer Presenting:</b> Rose Lister</p> <p><b>Public Speaking</b>  <b>Objector:</b> Mrs Carrie Lowe  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> None  <b>Supporter:</b> Mrs Sophie Beer</p>			

### Update

Additional comments have been received from Mr and Mrs Lowe of number 41 and Mrs Wiseman of number 43 St Faiths Road on the 13<sup>th</sup> November

The proposed ground floor rear extension is approximately 3.5m to the ridge. The planning applications 00/02653/FUL (number 41) and 14/02851/FUL (number 43) indicate that the ground floor extensions immediately adjacent to the application site are 4m (no 41) and 3.8m (no 43) to the ridge. Therefore the proposed ground floor extension would be lower than the neighbouring properties.

As the application has been examined on site it was not considered necessary to request contextual drawings in this instance.

The first floor window at number 41 adjacent to the proposed first floor extension would serve a bedroom, not a bathroom as stated. The 45 degree test was conducted and indicated a small section of the proposed extension would be included in the visibility area. Therefore, the assessment of the impact of the proposal in terms of overbearing and overshadowing has not changed as a result of this, and is considered to be acceptable.

Additional photographs have been submitted showing the rear elevations of St Faiths Road and the view from number 40. The application site is situated on a west/east orientation with the rear elevations facing east. The orientation of the dwellings indicates that the majority of light is reached during the morning and early afternoon. It is considered that the proposed first floor extension would be to the south of both numbers 40 and 41 and therefore would have an impact on the amount of light reaching these windows in the late afternoon and evening. The property at number 40 is approximately 8.5m from the application site and therefore, it is considered that there is sufficient space to prevent direct overshadowing until late afternoon/early evening. The assessment of light impact on the window adjacent to the proposed extension at number 41 remains the same, in that there would be a limited loss of light to the window in the afternoon/early evening. The impact of light loss to these spaces is therefore considered to be to an acceptable degree and would not result in detrimental impacts to the residential amenities of the neighbouring properties which justifies refusal of the application.

As the orientation of these properties and the path of the sun is known, it is not necessary to require sunlight/daylight assessments in this instance.

Additional photos of the front elevation have been submitted looking south, showing the existing roof light and the ridge. Concerns have been raised regarding the visibility of the proposed dormer window on the street scene. It is considered that the proposed dormer would match the ridge of the site. Therefore, it is not considered that this would be visible in the street scene.

Finally, concerns have been raised regarding a flue pipe on the front elevation. An additional pipe was proposed as part of the previous application and was not included as part of this application. Therefore, this has not been considered.

**End of Updates**

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# Appeal Decision

Site visit made on 30 October 2019

**by S Edwards MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 20 December 2019

**Appeal Ref: APP/L1765/W/19/3234746**

**Homewell, 7 Berewecke Road, Winchester SO22 6AN**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs Dickens against the decision of Winchester City Council.
- The application Ref 18/02927/FUL, dated 24 December 2018, was refused by notice dated 23 May 2019.
- The development proposed is demolition of existing garage, store and utility room. Single storey extension to the front of the existing house. Alterations to the roof and fenestration of the existing house. New dwelling on the land to the rear.

## Decision

1. The appeal is dismissed.

## Main Issues

2. The main issues are the effect of the proposal on (1) the character and appearance of the area and (2) the living conditions of the occupiers of neighbouring properties, having particular regard to outlook.

## Reasons

### *Character and appearance*

3. The appeal site comprises a two-storey detached dwelling located within an area of primarily residential character. Properties typically lie within spacious and leafy plots. The size of the plots, together with the degree of set back in relation to the road frontage, give the area a pleasant, suburban character. The proposal would entail the demolition of the existing garage, store and utility room to make way for a new two-storey dwelling, which would be built to the rear of the existing property.
4. The scale of the new dwelling would be excessive, particularly in respect of its two-storey height and its footprint, which would not appear proportionate to the size of the proposed plot. Whilst the existing property would screen parts of the proposal, it would nevertheless be readily visible within the street scene, by reason of its siting at the end of the driveway situated alongside the boundary shared with no 1 Berewecke Avenue.
5. In this context, by reason of its siting to the rear of no 7 Berewecke Road (no 7), the proposed dwelling would appear awkward and detract from the prevailing pattern of frontage development in the area. The assertive, contemporary design of the proposal is not objectionable in its own right, but would draw undue attention to the new building, only to emphasise further its

siting to the rear of no 7, and contrasting with the more traditional appearance of the surrounding buildings.

6. Whilst a small side garden would be provided as part of the proposal, the new dwelling would appear hemmed in on two of its boundaries and sit within proximity to the existing property, thus resulting in a cramped and congested form of development, which would adversely affect the character and appearance of the area. The proposal would include the use of high quality materials and additional planting, which would also bring wildlife and ecology benefits. I also note that the appellants would be willing to accept a condition requiring the first floor element to be clad in timber. However, these considerations would not outweigh the harm which I have identified.
7. In reaching these conclusions, I have given consideration to the recently allowed appeal<sup>1</sup>, which granted planning permission for the erection of a new two-storey dwelling on the adjacent site. This particular scheme was however assessed in the context of a corner plot and the erection of a house to the side of the existing property would be consistent with the prevailing pattern of development in the area. For these reasons, this appeal decision is considered of limited relevance to the proposal before me.
8. My attention has also been drawn to a number of residential developments, which are located within relative proximity to the appeal site. Limited information has however been provided in respect of the circumstances which led to these particular schemes being accepted. I cannot therefore be certain that these developments represent a direct parallel to the appeal proposal which, in any event, I am required to assess on its individual merits.
9. For the reasons detailed above, the proposal would unacceptably harm the character and appearance of the area. Consequently, it would conflict with the design aims of Policy CP14 of the Winchester District Local Plan Part 1 – Joint Core Strategy<sup>2</sup> (LPP1), Policies DM15, DM16 and DM17 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations<sup>3</sup> (LPP2), as well as the High Quality Places Supplementary Planning Document<sup>4</sup> (SPD).

#### *Living conditions*

10. The proposed dwelling would be constructed alongside parts of the boundaries shared with nos 14 Bereweke Close (no 14), nos 1 and 3 Bereweke Avenue (nos 1 and 3). It is noted that the building would be partially sunken and that the first floor element would be sited further away from the shared boundaries. The existing garage at no 1 would also screen part of the proposed dwelling. Nevertheless, by reason of the overall bulk and height of the proposed built form, as well as the proximity to the garden areas of nos 14, 1 and 3, the appeal scheme would introduce a form of development which would be visually intrusive and overbearing to the occupiers of this neighbouring properties. In respect of no 14, the visual harm would be compounded by the removal of part of the existing hedge, despite the installation of a new boundary fence.

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<sup>1</sup> APP/L1765/W/18/3193896.

<sup>2</sup> Adopted March 2013.

<sup>3</sup> Adopted April 2017.

<sup>4</sup> Adopted March 2015.

11. Interested parties are also concerned that the proposal would overlook neighbouring properties. However, existing forms of boundary treatments, which to a large extent are proposed to be retained as part of the proposal, would ensure that the privacy of neighbouring residents is safeguarded in respect of the ground floor windows. At first floor level, the proposal would include the formation of a bathroom window on the side elevation facing towards no 1, which is proposed to be obscure glazed.
12. Equally, the position of the window serving the staircase would ensure that the privacy of neighbouring residents is protected. Views from the proposed bedroom window would be restricted to the mature trees situated within the south-west corner of no 1. I am therefore satisfied that the proposal would not cause any significant loss of privacy for the occupiers of neighbouring properties. Furthermore, it is accepted that by reason of the orientation of the proposed dwelling in relation to these neighbouring properties, the appeal scheme would not give rise to overshadowing.
13. For the reasons detailed above, the proposal would be harmful to the living conditions of the occupiers of neighbouring properties, with particular regard to outlook. It would therefore fail to accord with LPP2 Policy DM17 and the High Quality Places SPD which, amongst other things, seek to ensure that development proposals do not have an unacceptable adverse impact on adjoining properties by being overbearing.

### **Conclusion**

14. For the reasons detailed above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*S Edwards*

INSPECTOR

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