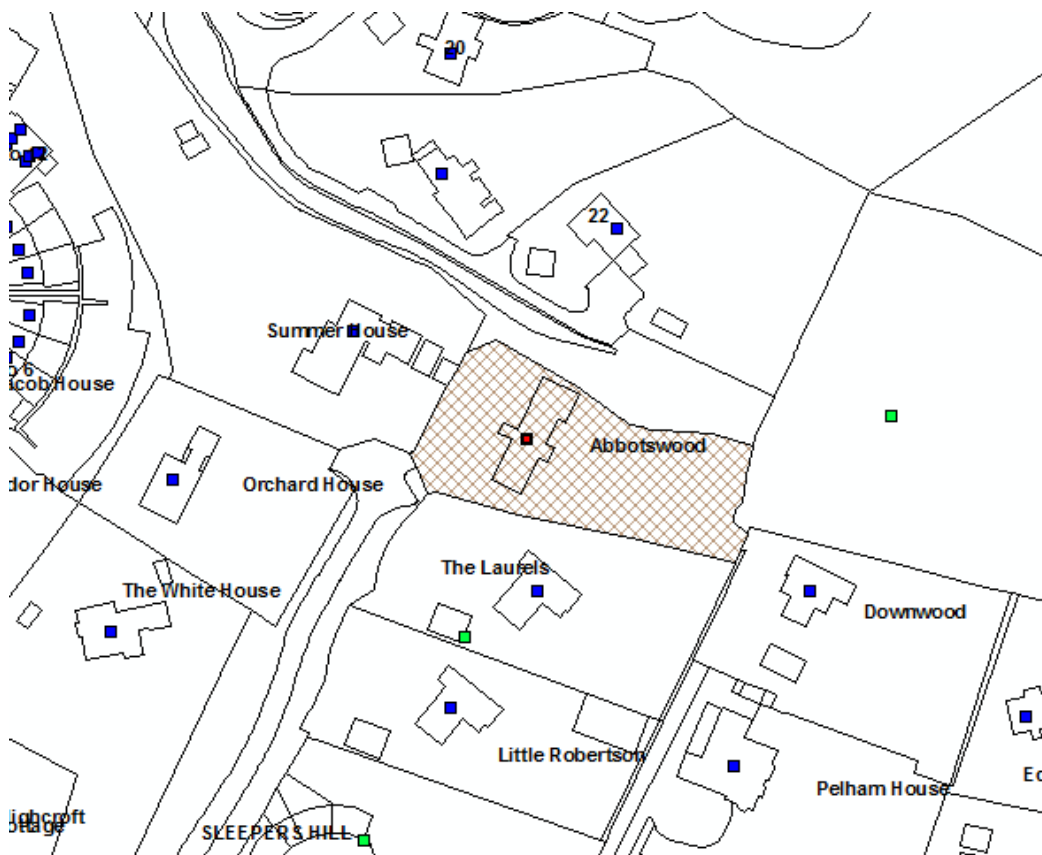


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 19/02847/HOU  
**Proposal Description:** Extension and refurbishment of existing dwelling & additional ancillary building  
**Address:** Abbotswood Sleepers Hill Winchester SO22 4NA  
**Parish, or Ward if within Winchester City:** St Paul  
**Applicants Name:** Mr & Mrs Stevenson  
**Case Officer:** Rose Lister  
**Date Valid:** 24 December 2019  
**Recommendation:** Application Permitted

**Link to Planning Documents :** <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q309A2BPIFN00>



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**General Comments**

**Application is reported to Committee due to the number of objections received contrary to the officer's recommendation.**

**Site Description**

The existing property is a large detached building at the end of a cu-de-sac off Sleepers Hill. There is a level change in and around the site so that the neighbouring properties to the south and west are significantly higher than the application site. The area is characterised by large dwellings of various styles that have all had modern finishing materials applied recently.

**Proposal**

The proposal is for a single storey rear extension, porch, outbuilding, change in roof form and additional hardstanding to the rear.

**Relevant Planning History**

72/03121/OLD - Conversion of existing double garage into playroom and addition of new double garage and covered porch - permitted

**Consultations**

Service Lead for Environmental Services - Landscape – Trees

The tree Officer made a site visit to examine the trees. The trees proposed for removal are considered to be poor quality or dead. No objection to their removal.

**Representations:**

City of Winchester Trust:

The City of Winchester Trust had no objection however made comments regarding the loss of trees and their role in reducing carbon dioxide.

13 letters received from 7 households objecting to the application for the following material planning reasons:

- Loss of trees
- Overlooking

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Core Strategy  
Policies DS1, CP11, CP13, CP16

Winchester Local Plan Part 2  
Policies DM1, DM15, DM16, DM17, DM24,

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National Planning Policy Guidance/Statements:  
National Planning Policy Framework

Supplementary Planning Guidance  
High Quality Places SPD  
Residential Parking SPD

## **Planning Considerations**

### Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The development is situated in the settlement boundary of Winchester, where the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

### Design and Impact on character of area and neighbouring property

The proposal would see a change in roof style, conversion of the existing garage into living accommodation, a new out building, a porch extension to the front, a single storey rear extension, hard landscaping to the rear and general repairs and changes to the windows brick work.

The proposed changes to the roof would lower the whole by approximately 1m with an exception of a small chimney to the southern end. The shallow pitched roof would be replaced by a flat roof that would not be out of keeping in the street scene. The front porch would extend approximately 3m to the front of the dwelling to allow for a wash room, W/C and boot room. The proposal would have a modern timber finish with glazing.

The proposed rear extension to replace the shed would extend approximately 2.8m to the rear to comprise a gym. The proposal would have a modern timber and glazing finish. The proposed out building would be situated to the side of the property for storage. It would be approximately 7m wide, 2.7m to the ridge and approximately 2.3m deep. Due to the level changes it would be cut into the hill by approximately 1m.

The existing double garage would be converted into living accommodation. The existing garage doors would be replaced with brickwork and glazing to match the existing. To the rear the existing terrace area would be extended and levelled to match the existing. It is considered that the changes would not be out of keeping with the existing or the area and is therefore considered to be acceptable.

The proposed development will be visible from the neighbouring property to the north, west and south of the application site. Concerns have been raised in regard to overlooking. It is considered that there are level changes in the area; as a result the application site is significantly lower than its immediate neighbours. The neighbour to the north is located further down the hill, approximately 27 metres from the application site. It is considered that the distances between the application site and its neighbours are

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sufficient to prevent harmful overlooking. The application is therefore considered to be acceptable.

Landscape/Trees

Sleepers Hill is a Historic Park and Garden that is characterised by its trees. Over time the area has been changed with domestic features however there is a strong suburban, treed character to the area. It is not considered that the proposed additional hard standing would have detrimental impact on the character of the area.

Six trees are proposed to be removed to allow for the development and maintenance of the site. The Trees Officer has inspected these trees and confirmed that they are of very poor condition. It is therefore considered that the removal of the trees would be acceptable. A method statement has been submitted demonstrating how the remaining trees would be protected during construction. A condition has being recommended to replace the trees that would be removed.

Other Matters

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Conclusion

The proposal accords with the Development Plan and the following policies DS1, CP13, CP16, DM1, DM15, DM16, DM17, DM24 and the High Quality Places SDP.

**Recommendation**

Permission subject to the following condition(s):

**Conditions**

01 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).

02 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified in section 5 of the submitted application form.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

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

849 P102  
849 P112  
849 P106  
849 P105  
849 P110  
849 P111

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

4. Within the next planting season 6 trees with a trunk diameter of 5cm, shall be planted to replace the trees to be felled as shown on plan 19357-BT1. If within a period of 5 years from the date of planting, any of the replacement trees die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: in the interests of the amenities of the area.

**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:-

Local Plan Part 1 Joint Core Strategy: DS1, CP11, CP13, CP16,  
Local Plan Part 2: DM1, DM15, DM16, DM17, DM24,

3. In accordance with paragraph 38 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.