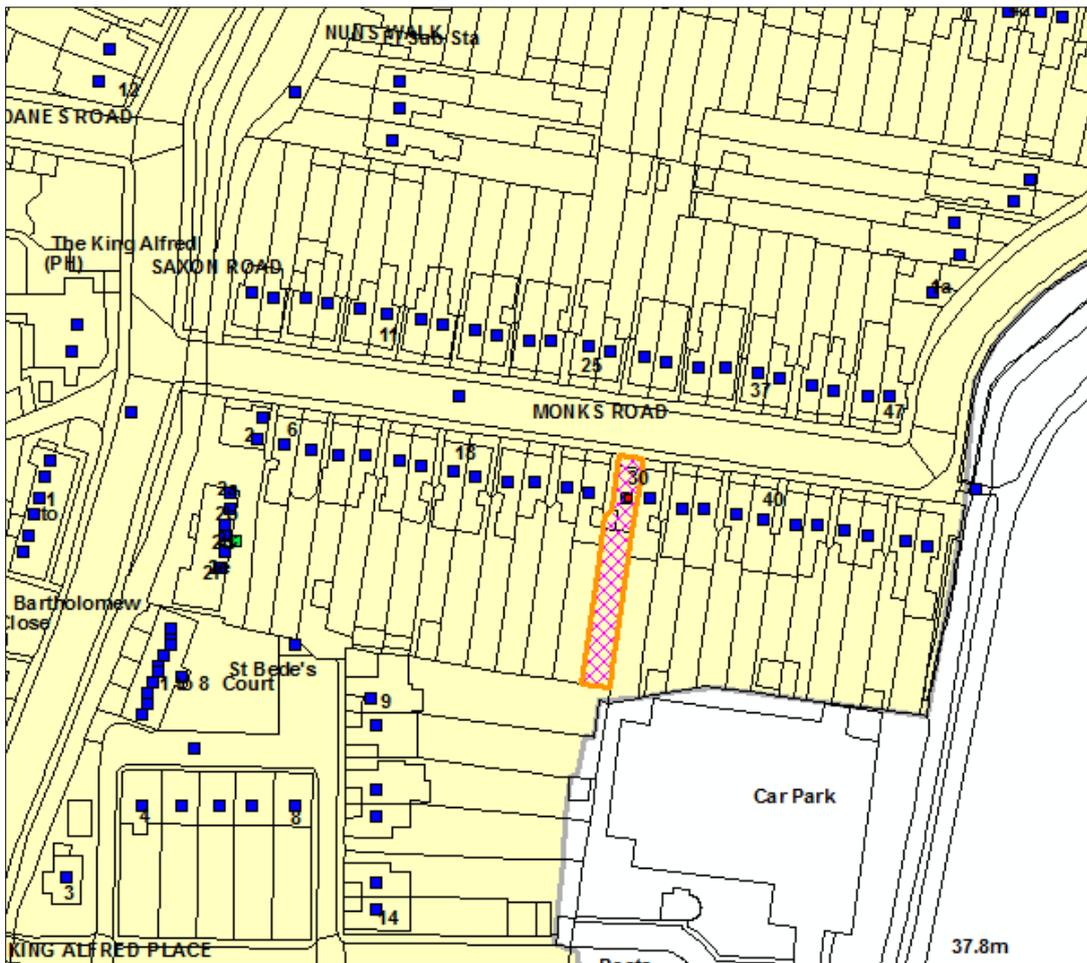


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 19/02844/HOU
Proposal Description: Single storey rear extension. Remodelling of ground floor, first floor and loft (amended design and description).
Address: 30 Monks Road, Winchester, SO23 7EQ
Parish, or Ward if within Winchester City: St Bartholomew
Applicants Name: Mr Ian Gallaher
Case Officer: Catherine Watson
Date Valid: 17 February 2020
Recommendation: Application Permitted.

Pre Application Advice: No



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General Comments:

The application is reported to Committee due to the number of public representations received contrary to the Officer's recommendation.

Amended drawings have been submitted showing the removal of the two proposed dormer windows, shortening the projection of the rear extension and setting it down to lessen the visual impacts upon neighbouring properties.

Site Description:

The property is a two storey semi-detached dwellinghouse located in a residential area of Hyde, to the north of Winchester city centre. The property is located within the Winchester Conservation Area. The dwellinghouse is set within relatively narrow and long burgage style plots. To the rear of the pair of semi-detached dwellinghouses there is a shared gable-ended projection. The rear curtilage is bounded by mature vegetation, partially obscuring it from neighbouring properties.

A number of residential developments have been carried out to the rear gardens of the line of properties along Monks Road. The area is characterised by a prevalence of rear extensions, with a range of different scales, materials and architectural designs as well as a number of dormer windows also of differing designs and sizes.

Proposal:

The proposal seeks to erect a single storey extension to the rear of the property.

Relevant Planning History:

None.

Consultations:

Service Lead for the Built Environment:

Archaeology

No Objection - The proposal site lies to the north of the medieval precinct of Hyde Abbey, with only a single Roman coin find recorded in the vicinity of the proposal site. Accordingly the proposal is not considered to raise any archaeological concerns and no conditions are recommended.

Historic Environment.

No Objection - This area of Winchester has a number of examples of extensions of this type and although the proposed extension is slightly larger than some of the previously consented examples, it is difficult to sustain an objection on Historic Environment grounds.

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Representations:

15 representations received objecting to the application (12 objections to the amended plans, but no new households) for the following reasons:

- The length of the projection of the extension
- Overbearing to neighbouring properties
- The proposed development would set a precedent

No representations received supporting the application.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

- DS1 – Development Strategy and Principles
- CP13 – High Quality Design
- CP20 – Heritage and Landscape Character

Winchester Local Plan Part 2 – Development Management and Site Allocations

- DM1 – Location of New Development
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM26 – Archaeology
- DM27 – Development in Conservation Areas
- DM28 – Demolition in Conservation Areas

National Planning Policy Guidance/Statements

National Planning Policy Framework 2018

National Planning Practice Guidance

National Design Guide

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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 and is located within the Winchester Conservation Area.

Amended drawings have been submitted addressing concerns relating to the scale of the proposal and the character and size of two proposed dormer windows. The amended scheme shows the removal of the two proposed dormer windows, shortening the projection of the rear extension and setting it down to lessen the visual impacts upon neighbouring properties.

Design and Impact on Character of Conservation Area

The key characteristic of Monks Road is the front elevations of the properties, being late Victorian semi-detached villas constructed of red brick and with stone window detailing and low brick garden walls, sometimes with railings.

The proposal seeks to erect a single storey extension to the rear of the property. The structure will not be visible from the public realm along Monks Road, but will be visible from a car park located to the rear of the property.

The structure will partially replace an existing rear extension sited between the rear projecting gable of the existing dwellinghouse and a rear extension at the neighbouring property at no. 28 Monks Road. The proposed structure will be single storey in height, with a dual pitched roof ensuring it remains subservient to the host dwellinghouse. The total height of the structure, at the roof ridge, will be approx. 3.47 metres while the eaves height adjacent to the boundary of no. 28 Monks Road will be approx. 2.4 metres.

The proposed extension will extend approximately 5.5m from the rear elevation, which is approximately 0.95m and 2.1m beyond the rear elevations of the existing extensions at no. 32 Monks Road and no. 28 Monks Road respectively.

The rear curtilages of the properties along Monks Road are characterised by the prevalence of extensions of differing sizes, scales and designs using a variety of materials, as well as a number of dormer windows.

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Permission has previously been granted at no. 46 Monks Road for a full width rear extension with a projection of approximately 5.5m. The proposed structure will largely mirror the scale and dimensions of this extension. The previously permitted extension at no. 46 Monks Road will have the greatest projection from the rear elevation of the existing dwellinghouses along the southern side of Monks Road, at approximately 5.5m. The proposed development at no. 30 Monks Road will similarly project 5.5m from the rear elevation of the dwellinghouse and will therefore not project further than the extant permission at no. 46 Monks Road.

The proposed extension will be constructed using brick with a burnt larch cladding, to be included upon the rear elevation of the building. The roof of the structure will be constructed using zinc. The proposal utilises a mixture of traditional and modern materials, partly reflecting those employed within the existing structure. It is considered that the materials employed will create an aesthetically interesting complement to the existing dwellinghouse. Condition 3 is however recommended whereby samples of the proposed materials to be employed shall be submitted to and approved by the Local Planning Authority prior to the commencement of works to ensure the character of the conservation area is preserved.

The proposal involves the removal of a chimney to the rear of the property. While the prevalence of chimneys along Monks Road contributes to the overall character of the dwellinghouses, the rear chimney is partly obscured by the existing dwellinghouse at no. 30 Monks Road. A number of the rear chimneys appear to have already been removed along the street. The property will retain the more visually prominent front chimney, retaining the character of the surrounding dwellinghouses.

Of pertinence to this application proposal in the context of the surroundings are matters pertaining to heritage noting that the proposed development is located within the Conservation Area. As such due regard has been given to Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Heritage Asset. Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16 are taken into account.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of heritage assets. Paragraph 193 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be).

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The proposed mass, scale, design and materials of the proposal are considered proportionate and in keeping with the character of the existing building and for the reasons give above the proposal is therefore considered to conserve the character of the conservation area in line with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies CP20 of LPP1 and DM27 of LPP2 and DM15 and DM16.

Impact on residential amenity

The proposed development will be visible from neighbouring properties to the east and west of the application site. The proposed extension will project approximately 0.95 metres from the existing rear extension at no. 32 Monks Road to the east of the site, and will therefore largely be obscured from view by this rear extension. To the west of the site at no. 28 Monks Road, the proposed extension will extend approximately 2.1 metres from the existing rear extension at the property. The proposed structure will therefore be partially visible from the rear living space at no. 28 Monks Road. The proposed rear extension will be single storey in height, with a total height of approx. 3.47m. It will have a dual pitched roof, further limiting the visual impact upon the neighbouring properties. It is not considered that the proposed extension will result in a significant loss of light or outlook to neighbouring properties.

Whilst it will extend further than the existing rear extensions at nos. 28 and 32 by 0.95 metres and 2.1 metres respectively, by reason of its height and dual pitched roof design, it is not considered that it will appear overbearing within its surroundings.

The proposal involves the addition of fenestration in the form of a glazed gable end upon the rear elevation of the extension as well as two rooflights upon the western pitch of the roof of the extension. Two existing rooflights upon the principal elevation of the dwellinghouse will be relocated, while one will be enlarged. A further window will be installed upon the side elevation of the dwellinghouse. This window will serve a bathroom, and condition 4 is therefore included whereby this window shall remain obscure glazed for the lifetime of the permission. The glazing upon the rear elevation is sited upon ground level and reflects the direction of existing fenestration at the property, while the proposed roof lights are high level. It is therefore not considered that the proposed development will result in any unacceptable level of overlooking upon neighbouring properties. In line with policy DM17 of LPP2.

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

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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 would not have a significant adverse impact upon the character and appearance of the property or the amenities of the neighbouring properties, and will conserve the character of the Conservation Area.

The proposal therefore accords with policies DS1, CP13 and CP20 of the Winchester District Local Plan Part 1, policies DM1, DM15, DM16, DM17, DM26, DM27 and DM28 of the Winchester District Local Plan Part 2, as well as the High Quality Places SDP and the National Planning Policy Framework, Sections 12 and 16.

Recommendation:

Application Permitted subject to the following condition(s):

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

- Location and Block Plans, drawing no. A-W-229-MON-000-PL-BP. Received: 26/02/2020.
- Existing and Proposed Ground Floor, drawing no. A-W-229-MON-001-PL-GF. Received: 26/02/2020.
- Existing and Proposed First Floor, drawing no. A-W-229-MON-002-PL-FF. Received: 26/02/2020.
- Existing and Proposed Second Floor, drawing no. A-W-229-MON-003-PL-SF. Received: 26/02/2020.
- Existing and Proposed Front Elevation, drawing no. A-W-229-MON-020-ELE-Front. Received: 26/02/2020.

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- West Elevation, drawing no. A-W-229-MON-021-ELE-W. Received: 26/02/2020.
- Existing and Proposed Rear Elevation, drawing no. A-W-229-MON-022-ELE-Rear. Received: 26/02/2020.
- Section, drawing no. A-W-229-MON-030-SEC. Received: 26/02/2020.
- Section, drawing no. A-W-229-MON-031-SEC. Received: 26/02/2020.

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.

03 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension 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.

04 The proposed first floor window upon the western elevation of the dwellinghouse that serves a bathroom shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, and the glazing shall thereafter be retained in this condition for the lifetime of the permission.

Reason: To protect the amenity and privacy of the adjoining residential properties.

Informatives:

This permission is granted for the following reasons:

1 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, CP20

Winchester District Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM26, DM27, DM28

Winchester District High Quality Places Supplementary Planning Document

The National Planning Policy Framework

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3 In accordance with paragraph 38 of the NPPF (July 2018), 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 visit was undertaken with the agent.

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.

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-consideratepractice>

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)