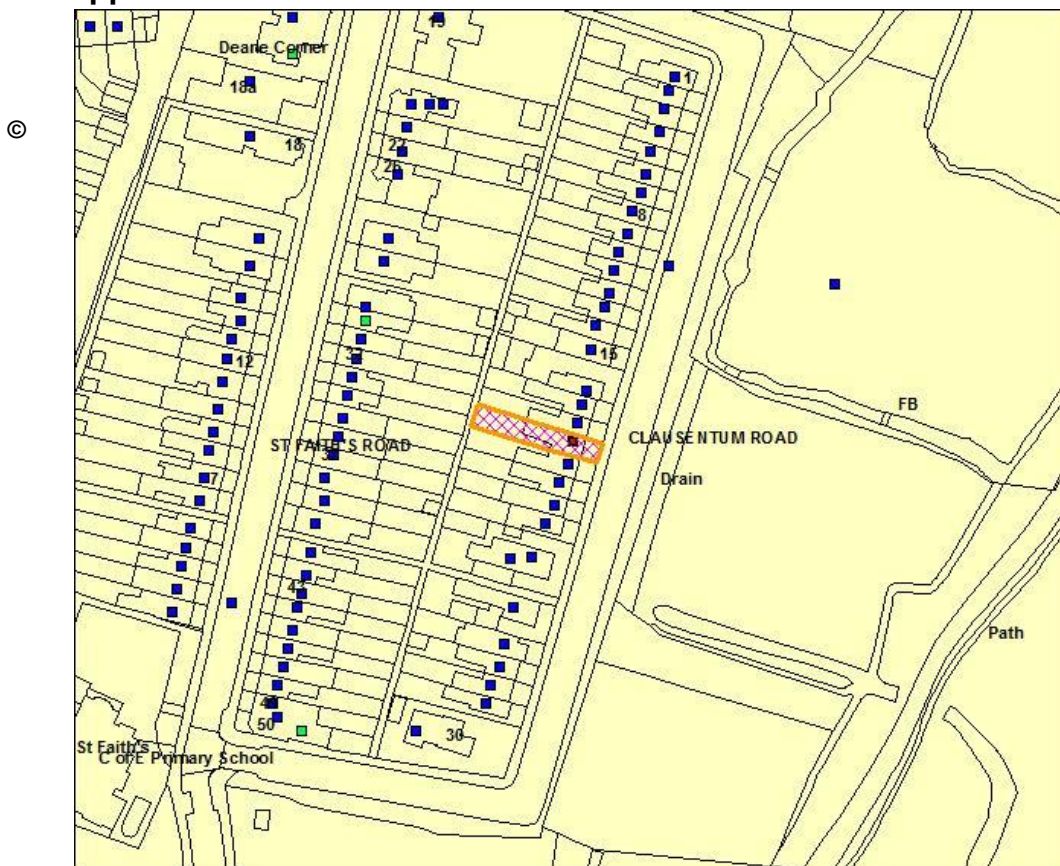


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 19/02861/HOU  
**Proposal Description:** SINGLE STOREY REAR EXTENSION, FIRST FLOOR REAR EXTENSION AND LOFT CONVERSION WITH DORMER. (AMENDED PLANS).  
**Address:** 19 Clausentum Road Winchester SO23 9QE  
**Parish, or Ward if within Winchester City:** St Michael  
**Applicants Name:** Mr & Mrs R KERR  
**Case Officer:** Cameron Taylor  
**Date Valid:** 31 December 2019  
**Recommendation:** Refuse

**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 plans were submitted to make a slight change to the dormer window moving it away from the party line in addition to an updated heritage statement.

**Site Description**

The site is located within a residential area of Winchester in St Cross, to the west side of Clausentum Road in the Conservation Area. The South Downs National Park is located further west.

The property is a three storey, early 20<sup>th</sup> century mid-terrace dwelling. The surrounding area consists of 20<sup>th</sup> century terraced dwellings of a similar architectural character.

**Proposal**

The application concerns the erection of a single storey rear extension, a first floor rear extension and the loft conversion with a dormer window. The proposal is a resubmission of 2 previous applications 18/01904/HOU and 19/01274/HOU. It proposes an amended scheme to increase the scale of a dormer window from the previously approved application (18/01904/HOU) which is however the same size and design as the previously refused application (19/01274/HOU).

**Relevant Planning History**

- 18/01904/HOU- Removal of earlier single storey extension and construction of new single storey rear extension, incorporating side return. Conversion of the attic and construction of a dormer window to the rear. Additional extension into side return at first floor level to enlarge bedroom.- Permitted 11/10/2018
- 19/01274/HOU- removal of existing single storey extension and construction of new single storey rear extension incorporating side return + conversion of the attic and construction of a dormer window to the rear + additional extension into side return at first floor level to enlarge bedroom resubmission previous ref:18/01904/HOU- Refused 08/08/2019

**Consultations**

None

**Representations:**

City of Winchester Trust:

- No comment

No representations were received objecting to the application.

10 representations received in support of the application for the following reasons.

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- The design would enhance the Conservation Area
- Only be visible from dwellings along St Faiths
- A number of approved applications for dormers and large scale developments to St Faiths and Priors Barton.
- Would not have a great visual impact
- Would not have a large impact on surrounding residential amenity.
- In-keeping to other developments along the street.

**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

DM27- Development in Conservation Areas

National Planning Policy Guidance/Statements:

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

High Quality Places SPD

Other Planning guidance

National Design Guide 2019

**Planning Considerations**

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 47 of the NPPF requires that applications for planning permissions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

The site is located within the settlement boundary and Conservation Area of Winchester, where the principle of development is acceptable, provided it is in accordance with the policies of the Development Plan.

The proposal sits within a more densely populated area of Winchester where the predominant character comprises Victorian and Edwardian terraced dwellings. The proposal includes a single storey rear extension, first floor rear extension and a loft conversion with dormer window. The single storey extension has a slight change from what has previously been permitted with the lowering of the roof height along with the

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positioning of the roof light, whilst the first floor extension is largely the same as permitted. The dormer window has increased significantly in its scale from what has previously been permitted.

Design/layout

The site is accessed from Clausentum Road with access to the rear of the property being through an access path that runs along the rear of the property. The site and surrounding properties have an east south east to west north westerly orientation with the dwellings having a first floor section that projects to the rear

The design of the single storey rear extension differs from that approved by lowering the angle of the pitch of the roof, which also ensures that the ridge height is around 0.5m lower than that approved, being 3.6m in height. The proposed length of the ground floor extension is the same as that approved and the materials consist of facing brickwork, slate roof tiles and timber framed windows to match. The proposed first floor extension is largely the same and the rooflights to the front elevation have changed position, but remain as a conservation style.

The proposed enlargement to the dormer window significantly increases the width to around 4m, to the previously approved 2.2m. The height of the dormer window is reduced from the bottom by approx. 1.3m-1.7m, however it will now extend across nearly the full width of the rear roofslope of the terraced property. A tripartite window is positioned towards the southern end of the dormer which creates an imbalance in appearance of the fenestration to the rear of the property.

Impact on character of Conservation area.

Of pertinence is that the 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).

The approved dormer window is of a contemporary design, with a slightly larger scale to that previously permitted and constructed at the neighbouring property of No 20. The previously approved dormer was acknowledged to be larger however; the detailing and materials were considered to be of a high quality, with traditional lead cheeks. The proposed dormer whilst traditionally faced is significantly larger than that previously approved and is considered to be inappropriate in scale compared to the roofslope and the long flat roof is considered to not be complementary to the character of the period property.

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The dwelling is situated within a densely populated area and as such views from neighbouring properties backing onto the site will be possible. It is not considered the proposed ground floor and first floor extension would be harmful to the overall character of the area. There have been extensions within the area, and very similar extensions for this property also benefit from extant planning permission which weighs heavily in the consideration. The proposed ground and first extensions therefore are not considered to detract from makes a positive contribution to this part of the Conservation Area.

Whilst there have been some dormer windows of similar design which are visible in the area, the majority of these have not been built with planning permission and therefore cannot be considered to set a precedent for these type of developments or are a prevailing characteristic of in the context of the site. The High Quality Places Supplementary Planning Document (adopted 2015) states that dormer windows should not be overscaled or dominate the roof. It also states that the detailing should be of a good quality and the materials should be well related to the existing roof (p.90, para. 8.27). Further in paragraphs 8.28 and 8.29 of the SPD it goes on to state box dormers are nearly always overscaled and unsympathetic to the character of the host building and when constructed dormers should be well related to the existing fenestration on the building.

Of material considerations, is an appeal decision in 2013 at No. 8 Clausentum Road (Ref: APP/L1765/D/13/2196594) for a similar development and it was noted that the proposed dormer window would be “unduly large on this more modest terraced house in Clausentum Road”. The inspector noted that “because the design and scale of the original dwellings and their rear wings in the latter road (St Faith’s Road) is greater, the existing dormers have not overwhelmed the rear roof slopes”. She continues to comment that the uniformity of the terrace would be jeopardised, which would cause harm to the character and appearance of the Conservation Area.

Whilst the ground and first floor extensions proposed are acceptable and accord with Local Plan policy, the proposed dormer window is therefore not considered to conserve or enhance the character of the Conservation Area and fails to accord with Local Plan policy. The Local Planning Authority has therefore had due regard 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.

Impact on Neighbouring Amenity

The extensions to No. 19 and 20 share a party wall and have a similar scale, and are therefore not considered to result in any significant harm to the amenities of No. 20. The glazed window to the dormer is positioned to the south of the site and serves a bedroom with potential to overlook the garden amenity area of No. 20 as the properties have an adjacent boundary. The neighbouring property to No. 18 has an existing single storey extension with a 1.8m high closed board fence. The proposed roof pitches away from the boundaries, it is therefore consider the extension will not lead to a significant adverse impact to the neighbouring amenity. The dormer window will not create any significant additional impacts by means of overlooking and the properties in St Faith’s Road, as they are situated a sufficient distance to prevent any significant harm by means of overlooking.

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**Conclusion**

The proposal therefore fails to conserve or enhance the character and appearance of the property and Conservation Area..

The proposal therefore does not accord 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**

Refuse for the follow reason:

The proposed dormer window is considered to be disproportionate in size and scale in comparison to the existing roofslope, thereby disrupting the character of this part of the Victorian property. The scale and flat roofed design fails to conserve the character of the conservation area harming the significance of the conservation area as a heritage asset. The dormer window does therefore not comply with policies DS1, CP13 and CP20 of LPP1, DM1, DM15, DM16, DM27 of LPP2, as well as the High Quality Places SPD and NPPF Section 16.

**Informatives:**

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.

2.

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP13, CP20

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM27

High Quality Places SPD

NPPF Section 16

3.

In the interests of clarity and for the avoidance of doubt, the plans under consideration for this application are as follows:

Location and Site Plans- Dwg No. 19/3296/LS01- Received 31.12.2019

Proposed Floor/Roof Layouts- Dwg No. 19/3296/P01- Received 31.12.2019

Proposed Elevations- Dwg No. 19/3296/P02- Received 31.12.2019

Preliminary Section Through- Dwg No. 19/3296/SK04- Received 31.12.2019

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