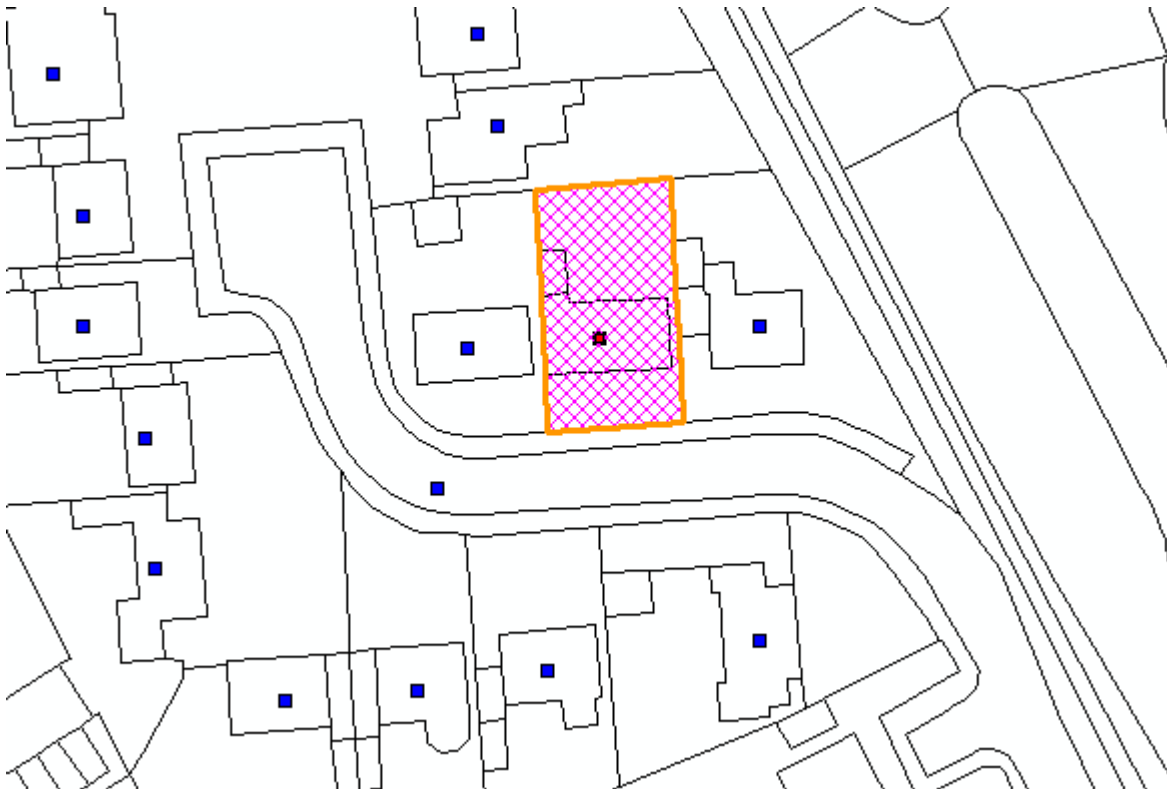


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/00807/HOU
Proposal Description: (AMENDED PLANS RECEIVED 15.10.2020) First floor side extension
Address: 13 Harestock Close, Winchester, SO22 6NP
Parish, or Ward if within Winchester City: Littleton And Harestock
Applicants Name: Mr and Mrs Phil & Claire Szakowski
Case Officer: Robert Green
Date Valid: 21 April 2020
Recommendation: Permit

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q955N5BPK6U00>

Pre Application Advice: None



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General Comments

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

The scheme was revised and amended plans were received in October 2020. The revised plans reduced the size of the extension to the rear and ensured there was no overhang into the neighbouring property. A second publicity period was undertaken to advertise the revised plans.

The application was revised further to remove the pitched roof above the garage and amended plans were received on 02.12.2020. As the amendments are a reduction to the scheme and in response to comments raised in the preceding publicity periods, the changes are not significant enough to warrant a further consultation period to advertise these changes. The neighbouring property was however notified a revised plan was received.

Site Description

13 Harestock Close is a detached property with a symmetrical appearance.

The majority of dwellings toward the end of the close use an identical design to the application site, although there are examples of side extensions in the locality.

Proposal

The proposal is to extend the western side of the property at first floor level above the existing garage and utility room. This is to provide an enlarged master bedroom and en-suite.

Relevant Planning History

- 74/00210/OLD - Enlargement of Garage and construction of utility room – Approved 07.08.1974

Consultations

Consultation with internal or external departments not required.

Representations:

Publicity Period 1 (18.05.2020 – 09.06.2020)

Littleton and Harestock Parish Council

- The overhang of the roof eaves and guttering is unacceptable
- The large blank wall is too close to number 12 and will cause shading, impact amenity.
- Impacts the visual harmony of the Close which is characterised by Georgian style

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housing

7 letters received objecting to the application for the following reasons:

- Gutter and overhang outside of boundary
- Would block light into neighbours garden and would be overbearing to number 12
- Concern regarding the closure of spacing between properties
- Harestock Close has a specific design due to spacing which this proposal would interrupt
- Overlooking concerns from front window into side window of number 12
- Overlooking concerns for houses opposite
- Concern regarding overshadowing to properties at the rear

Reasons aside not material to planning and therefore not addressed in this report:

- Concern over setting a precedent

Publicity Period 2 (16.10.2020 – 08.11.2020)

Littleton and Harestock Parish Council:

- Issues concerning overhang into the neighbouring property have been addressed.
- Other original comments still remain.
- The Parish Council maintains their objection to the proposal.

5 letters received objecting to the application for the following reasons:

- Pitched roof on top of garage blocks views from side window to number 12.
- Frosted window looking onto the Close is out of character
- Revised plans still interrupt physical spacing
- Concern over future replacement of obscure glazing
- The integrated guttering goes against design of the street
- Although reduced, still an impact on neighbouring property.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

- MTRA1 – Development Strategy Market Towns and Rural Area
- CP13 – High Quality Design
- CP16 - Biodiversity

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
- DM18 – Access and Parking

National Planning Policy Guidance/Statements:

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National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places

Residential Parking Standards

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 application site is located within the defined settlement boundary of Winchester where the principle of extending existing residential properties is accepted, provided an application is in accordance with the relevant policies of the development plan and material planning considerations.

Design/layout

The Winchester High Quality Places Supplementary Planning Document notes that setting side extensions back from the front of the property and below the ridge line is important. The proposal complies with this guidance and is set back 2.15m from the front and 0.7m from the ridge line. The extension is a subservient addition to the host dwelling.

The current dwelling is symmetrical in its design, however due to the subservience and positioning of the side extension this is not interrupted to a harmful degree. In addition, other properties in the area have successfully accommodated side extensions without harming the character of the property.

Condition 03 ensures that materials match the existing dwelling and this condition is also used to ensure that the additional window on the front elevation uses the same Georgian style window as this is not currently illustrated on the plans.

Comments have been raised that an obscure glazed window on the front elevation is out of character. Due to a combination of the set back of the window in question and condition 03 which ensures a matching design of Georgian bar windows is used, this is not adversely harmful.

During the course of the application a pitched roof above the garage was removed and replaced with a flat roof. A flat roof already exists in this location and this is an acceptable alteration.

The proposal therefore does not adversely harm the character and appearance of the property and complies with the High Quality Places SPD and policies DM15 & DM16 of

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the Local Plan Part 2.

Impact on character of area and neighbouring property

The character of Harestock Close is provided by the identical design of dwellings. Due to the subservience of the extension, the built form would only be visible when directly in front of the property, those entering Harestock Close travelling toward the application site will be presented with the current view of the street and the same assessment applies when travelling in the opposite direction. It is also clear that properties in the area have been extended with both single and two-storey side extensions. Therefore, adverse harm on the character of the area is not found.

The character is also provided by spacing between each residence. High Quality Places notes that side extensions can have a significant impact on a street scene by occupying spaces between dwellings. The application site already has a side extension for the garage however it is acknowledged the addition of a second storey will be more prominent on the street scene and interrupt views to the rear of the property. As described above, due to the set back of the proposal this interruption is visible when immediately outside the property, however the spacing between properties can still be appreciated when looking up and down the street beyond the application site as it is uninterrupted from this perspective. A small gap continues to remain between the application site and number 12 Harestock Close and development in this area is not adversely harmful to the character of the street scene or area.

The proposal therefore complies with policy DM15 and DM16 of the LPP2.

Regarding residential amenity, number 14 Harestock Close is to the east of the application site. The extension is to the opposite side of the property and there is no adverse overbearing or overshadowing impact due to this distance. The en-suite window faces this direction and is to be obscure glazed as per condition 04, removing overlooking concerns.

Number 11 Harestock Close is to the rear of the property. From this perspective, the extension would close the gap between the application site and no.12 and extend ~1.9m from the current rear of the property at first floor level. This would be 9m from the boundary between properties. Due to this distance, an adverse overbearing or overshadowing impact is not demonstrated. No windows face this direction, removing overlooking concerns.

1 & 2 Harestock Close are to the opposite side of the roadway, approximately 27m away. Due to this distance and intervening road, there is no adverse neighbouring impact demonstrated.

Number 12 Harestock Close is the nearest neighbouring property to the west. The proposal extends toward this property. Number 12 is set on a higher level compared to the application site. The existing single storey extension runs along the boundary of the property and is clearly visible from the garden space.

In terms of an overbearing impact, the extension to the rear builds on top of the existing single storey extension by 2 – 2.2m to eaves level. The majority of this runs alongside the

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side of the property which is currently used for storage and is not prime amenity space. The extension does protrude ~2m from the rear elevation of number 12 running parallel to a patio area, this has been reduced from 2.9m on the original proposals.

Whilst the proposal would be a visible feature from the perspective of its neighbour, the change in levels between the sites and the distance of protrusion from the rear elevation do not result in adverse harm which justifies refusal of the application. Alternative amenity space is also available in the neighbouring garden.

Number 12 also contains a high-level window which faces toward the side of the application site at the front of the property. This is one of 3 windows serving the living room. The front of the extension will be at a 90° angle to this window and there will therefore be views of the extension when using the very front of the living room. A pitched roof was originally proposed in front of this window and was removed at the request of the Planning Authority, as a result this window would look onto the existing flat roof which is acceptable. Whilst the front of the extension will be a visible addition from this perspective, as this is not the principal window serving this room and the entire room is not affected this is not an adverse impact worthy of refusal.

Regarding overshadowing, the proposal is located to the east and the protrusion from the rear elevation does not result in adverse loss of morning sun. The applicant has also demonstrated rear windows continue to receive light by demonstrating a 45° angle can be achieved following best practise for daylight impact assessment. Midday sun is currently blocked by the existing built form and whilst some sunlight may be provided through the current gap between properties, the closure of this small gap does not materially alter the existing situation from an overshadowing perspective and an adverse impact is not found. The front of the extension does not adversely impact daylight into the side living room window.

Regarding overlooking, no windows are proposed to face number 12 to the rear. The front of the extension, which is at a 90° from the secondary side window of the living room, contains a window serving bedroom accommodation. As per condition 04, this is obscure glazed and non-opening and adverse overlooking concerns are therefore removed.

Therefore, the proposal complies with policy DM17 of the LPP2.

Landscape/Trees

The neighbouring property contains a number of trees in the rear garden.

As the extension is building above an existing part of the building, no adverse impact during the construction phase is highlighted and the proposal complies with policy DM24 of the LPP2.

Pruning may be required during construction however the trees in question are small and not protected and this is a civil matter between residents.

Highways/Parking

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The proposal does not increase the number of bedrooms at the property nor alter the spaces available for parking.

The proposal therefore complies with policy DM18 of the LPP2.

Equality

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 as statutory planning authority for the council.

Recommendation – Application Permitted

subject to the following condition(s):

Conditions

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 must be completed in accordance with the following plans and drawings:

- Location Plan received 21.04.2020
- Proposed Plans and Elevations [drawing number 004-SZAKOWSKI] received 02.12.2020
- Site Plan [drawing number 002-SZAKOWKI] received 15.10.2020

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

3 The materials used in the external surfaces of the development hereby permitted (including brickwork, roof tiles and windows) must match the existing dwelling.

The additional window on the front elevation must use a Georgian design to match the existing windows on the building.

Reason: To ensure the development integrates with its surroundings

4 The window on the eastern elevation serving the en-suite bathroom must use obscure glazing to Pilkington Privacy Level 4.

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The window on the front elevation serving as a secondary window to bedroom 1 must use obscure glazing to Pilkington Privacy Level 4 and be non-opening.

Both windows must be thereafter retained in this condition.

Reason: To protect the residential amenity of numbers 12 and 14 Harestock Close.

5 Notwithstanding the label on drawing number 002-SZAKOWKI, the roof above the entrance to the garage store (in front of the additional window) must be flat as existing.

Reason: For the avoidance of doubt

Informatives:

1. 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:-
 - Winchester Local Plan Part 1 - Joint Core Strategy
 - o MTRA1 - Development Strategy Market Towns and Rural Area
 - o CP13 - High Quality Design
 - o CP16 - Biodiversity

 - Winchester Local Plan Part 2 - Development Management and Site Allocations
 - o DM1 - Location of New Development
 - o DM15 - Local Distinctiveness
 - o DM16 - Site Design Criteria
 - o DM17 - Site Development Principles
 - o DM18 - Access and Parking

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.

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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, please refer to the Construction Code of Practise
<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)