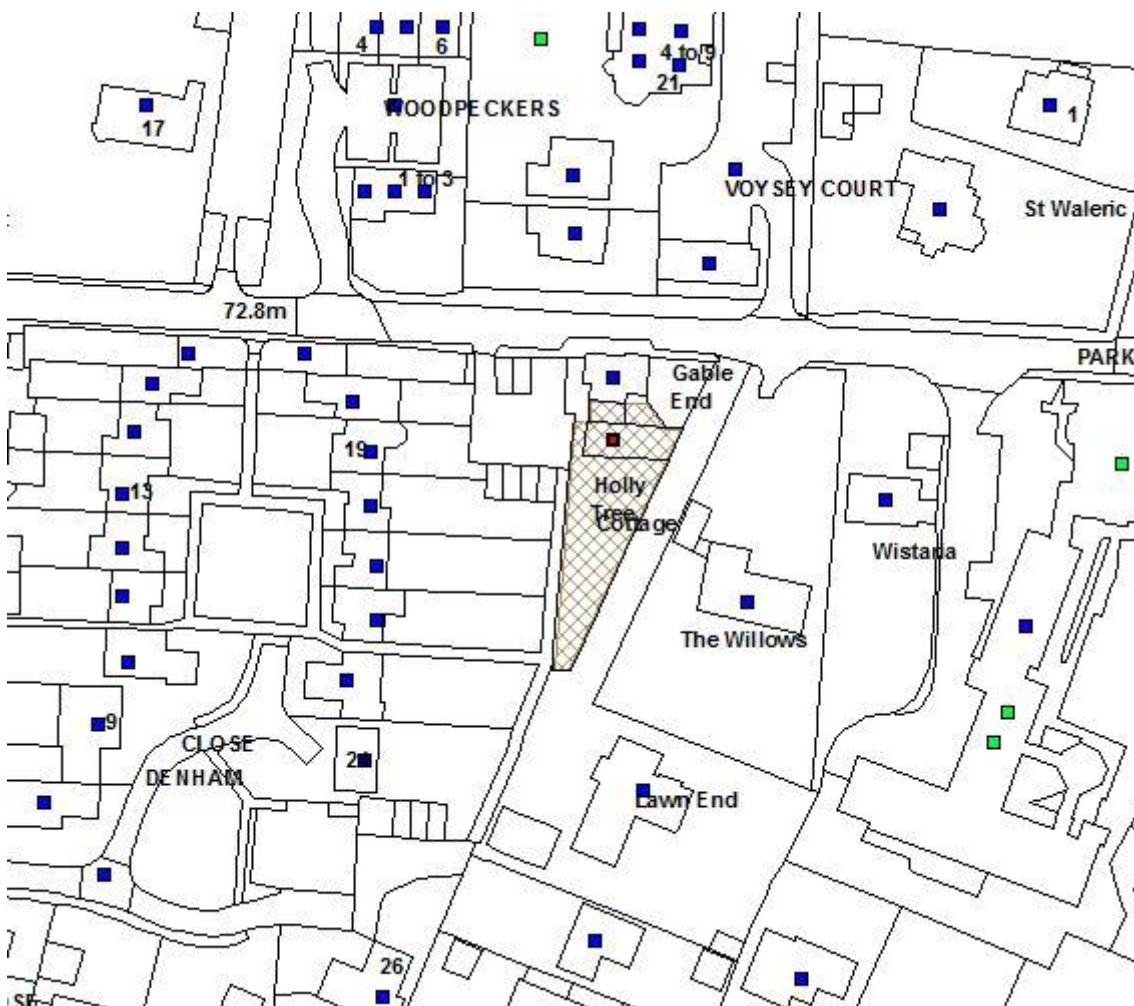


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/01901/HOU
Proposal Description: Rear two storey extension to property
Address: Holly Tree Cottage Park Road Winchester SO23 7BE
Parish, or Ward if within Winchester City: St Bartholomew
Applicants Name: Mr Tom Oldroyd
Case Officer: Cameron Taylor
Date Valid: 3 September 2020
Recommendation: Application Permitted

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QG2WC1BPMCV00>

Pre Application Advice: Yes



Case No: 20/01901/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

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

The application is a resubmission for a withdrawn application, the revised application removes an outbuilding towards to bottom of the garden and has made some changes to the extension which has caused a small change to the first floor roof form and the amount of glazing.

Site Description

The site is located within a residential area of Winchester, located to the south of Park Road. The dwelling is a two-storey semi-detached converted stable building with a white render and clay roof tile external appearance. The property is around 410 square metres with the semi-detached dwelling located to the north of the property with a gross external area of around 175m². The site has a 1.8 metre closed board fence along its boundary to the west and existing hedging to the boundary on the east. The dwelling is accessed from a shared parking area located to the west of the site, the parking area has designated parking spaces and garages for the dwelling and the surrounding properties which include a number of dwellings from Denham Close. The property has a private access path which runs along the west boundary of the property and is at the end of the garden for the properties at Denham Close. The immediate area consists of a variety of dwelling types ranging from detached bungalows, two-storey detached dwellings and two-storey semi-detached and terraced dwellings with the use of facing brickwork common in the area.

Proposal

The application concerns the erection of a two-storey extension to the rear of the dwelling. The proposal is a resubmission for a previously withdrawn application. The application removed an outbuilding towards to bottom of the garden and has made some minor changes to the extension

Relevant Planning History

- 20/00996/HOU- Rear two storey extension to property and garden room at end of garden – Withdrawn 13.07.2020

Consultations

None

Representations:

City of Winchester Trust:
No objection to the proposed development.

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

- Tight parking area with no parking for trades vehicles or deliveries
- Cause traffic along Park Road
- Not enough parking spaces for the number of bedrooms
- Design appearance and materials and scale of the extension are too large for the

Case No: 20/01901/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

plot of land and current dwelling and affect the local character of the area

- Balcony will cause loss of privacy
- TPO trees on site
- Bats in the area
- Access to the property

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

- DS1- Development Strategy and Principles
- CP13- High Quality Design

Winchester Local Plan Part 2 – Development Management and Site Allocations

- DM15- Local Distinctiveness
- DM16- Site Design Criteria
- DM17- Site Development Principles
- DM18- Access and Parking
- DM24- Special Trees, Important Hedgerows and Ancient Woodlands

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Winchester High Quality Places SPD

Other Planning guidance

Parking Standards 2002

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 of Winchester where the principle of development is acceptable, provided it is in accordance with the policies of the development plan.

The proposal sits off Park Road within an area of various dwelling types with the site having a large garden. The dwelling is a converted stable building that was converted under a development in the 1980s which also included the dwellings at Denham Close, with additional dwellings within Park Road being a variety of single and two-storey detached dwellings. The proposed two-storey extension has had some slight changes from the previously withdrawn application with the alterations being the change in the roof pitch which reduces the glazing to the elevation, along with the increase in the wall height to the west side of the balcony along with the detailing to the west elevation and additional high level glazing to the west elevation.

Case No: 20/01901/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Design/layout

The site is accessed from an off-street parking area which includes allocated spaces and 2 structures for garages. These serve the dwelling subject to this application and a number of dwellings off Denham Close. The access to the dwelling and the rear of the property is also from this parking area and runs along the west side of the site with a private access drive to Lawn End to the east of the site, with the site and surrounding properties having varying orientations.

The proposed two-storey extension is situated to the east side of the site with its width on the rear elevation being just under 8.5 metres and with it projecting around 4.3 metres from the rear elevation of the dwelling, with an additional 1.2-1.3 metres which creates a wraparound balcony to the first floor and a veranda to the ground floor, minimising solar heat gain.

The extension is set away from the side elevations of the dwelling and below the main ridge height, with the proposed gable situated centrally replacing an existing dormer window. The proposal utilises the existing dormer to the east side of the roof to form a door to the balcony, with a low level wall and trellis with plant along the boundary wall. Given the location of the boundary, with the extension following its taper in from Park Road, it reduces the overall scale and appearance of the proposed extension and balcony. Therefore given the location and scale of the proposed extension, it is considered to remain subservient to the host dwelling in compliance with the High Quality Places SPD. The site also retains a large amount of outdoor amenity space. The proposed extension will include large amounts of glazing to the ground floor, with glazed doors and apex windows to the gable which will provide a contemporary and complimentary appearance to the existing property. The external appearance of the extensions will match the render and clay roof tiles of the existing dwelling to remain in-keeping.

It is therefore considered the proposed development will not cause significant adverse harm to the character and appearance of the host dwelling. The proposal therefore complies with policies DM15, DM16 of the LPP2.

Impact on character of area

The proposal will be visible Park Road from the west at the access to the property of Lawn End, this will be of the side elevation of the dwelling and new proposed wall which is set in from the side elevation and includes two high level windows which are considered to not cause significant harm to the character of the area. The development will be visible over the top of the existing closed board fencing, this will only provide views of the top of the extension. The proposal will use materials to match the host dwelling and therefore remain in-keeping to the appearance of the host dwelling, whilst the area consists of a variety of dwelling types, built forms with the most of the surrounding properties finished in facing brick. Therefore the proposed development is considered to not cause significant adverse harm to the character of the area, complying with policies DM15 and DM16 of the LPP2.

Impact on neighbouring property

The rear of the dwellings at Denham Close are situated over 25 metres to the boundary of Holly Tree Cottage with The Willows situated over the other side of the private access drive. The proposal is situated around 9.4 metres to the north east from the bottom of the garden of No.20 Denham Close, with the dwelling being over 35 metres away from the proposal.

Case No: 20/01901/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The proposed extension is modest in scale with a private access to the east of the property and a greater distance to the properties to the west. Therefore the proposed extension is considered to not cause significant adverse impacts to the surrounding residential amenity in terms of being overbearing and overshadowing as a result of its location and scale.

The proposed extension on the ground floor has floor to ceiling glazing to the west and south elevations which will look onto the sites own property, with the windows to the east elevation being high level. The first floor element includes the addition for glazed bi-fold doors and apex glazing to the gable end. This is centrally located on the site and looks out onto the sites garden, with the wall projecting to the rear blocking views to the west. The proposed balcony has its views directed to the end of the site garden with a high level wall to the west elevation so the proposal does not provide direct views to the neighbouring properties. The balcony would provide indirect views of the bottom end of the gardens with the nearest being situated around 9.4 metres from the extension, however this is not the main outdoor amenity area of the properties with this being situated an additional 20 metres from the rear of the gardens, with the nearest neighbouring window to the west being located over 30 metres from the extension. The neighbouring property to the east has two windows to the west elevation which are situated over 15 metres from the extension, however given the orientation of the dwelling it does not provide direct views. Therefore given the indirect views and the distance to the main outdoor amenity area and windows to habitable rooms, it is considered to not cause significant adverse overlooking impacts.

Therefore, no adverse impact on residential amenity, in compliance with DM17 of the LPP2.

Landscape/Trees

The site has TPO trees which are situated around 15 metres from the rear elevation of the dwelling, the trees located on site have a mix of category B and C trees with the tree nearest the dwelling being of a category C. The arboriculture report shows the root protection zones for the protected trees. The proposed extension does not encroach into these areas with space retained on site for the storage and mixing of materials, to ensure the long safe protection of the trees. The distance also prevents future pressures from shading issues on the proposed development. Therefore the proposed development is considered to not harm the protected trees on the site and therefore complies with policy DM24 of the LPP2.

Highways/Parking

The property is an existing dwelling house and has an existing allocated parking area and garage to the west of the site. The proposal currently has 2 allocated spaces with the dwelling being a 3 bed dwelling. The proposal will increase this from 3 bedrooms to 4 bedrooms which under the parking guidance would suggest an additional allocated space is required. However the proposal is within 200 metres of a bus stop on Courtenay Road and 280 metres to a bus stop on the B3047. The property is within walking to the centre of Winchester being around 1.5km. Therefore it is considered the proposal despite having only 2 allocated spaces has the provisions for other sustainable transportation methods. Therefore acceptable and in compliance with policy DM18 of the LPP2.

Ecology

Case No: 20/01901/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The Hampshire Biodiversity Information Centre does not note the dwelling as being an area known for its bat roosting. Therefore the proposed development is not considered to cause ecological harm.

Other Matters

The garden room which was in the withdrawn application was then altered to allow it to fit under requirements of permitted development. The proposal is an existing dwelling house and therefore the site has an existing right of access.

Recommendation

Application Permitted subject to the following conditions:

Conditions

01 The works hereby consented shall be begun before the expiration of three years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

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

03 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 5 (materials) of the associated application forms.

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

04 No storage or the mixing of materials shall take place within the root protection zone as highlighted on the Tree Constraints Plan of the Arboricultural Development Survey, Ref ADS20-1004, completed by Plane Arboriculture Limited.

04 Reason: To prevent inappropriate work being undertaken to protected trees.

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.

In this instance a site meeting was carried out with the applicant.

Case No: 20/01901/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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, MTRA1

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM24

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.

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)