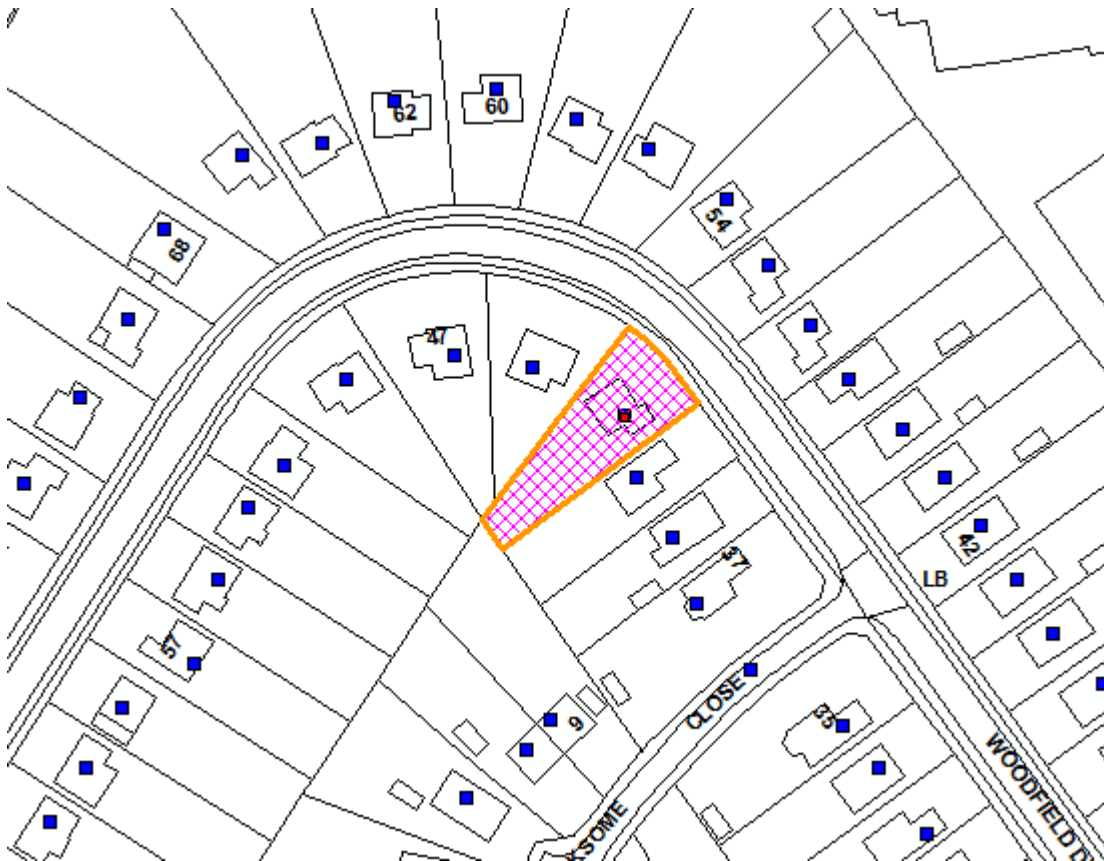


Case No: 18/00896/HOU
Proposal Description: Proposed Extensions
Address: 43 Woodfield Drive Winchester SO22 5PY
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Mr & Mrs Whiles
Case Officer: Mrs Jane Burton
Date Valid: 9 April 2018

Recommendation: PERMIT



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General Comments

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

The application is a revised scheme following the refusal of application 17/02796/HOU for single storey extension, first floor extension and roof extension to form accommodation at second floor level). This application was refused on grounds of an overbearing impact of the proposed first floor extension on the occupier of No.41 Woodfield Drive.

The current application responds to the previous reason for refusal through extending the cat slide roof at the existing pitch rather than the introduction of a straight sided first floor extension proposed under 17/02796/HOU. To retain a similar level of accommodation as the previous scheme the extensions have been redesigned and repositioned, extending further to the rear than the previous application.

Amended plans show obscure glazing to the second floor window up to 1.7m above finished floor level. This was in response to officers' concerns about adding to the number of openings that have some impact on privacy to the garden space of No.45 Woodfield Drive compared with the existing situation.

Site Description

The property is a two storey detached residential dwelling with garage dating from the 1950's. The house is constructed of brick and brown roof tiles and has previously been extended by a two storey front extension, side extensions, and single storey rear extensions. Off road parking exists to the front, and the property has a rear garden that narrows due to the position of the property on a curved street on Woodfield Drive. The surrounding street is residential with single storey and two storey houses of similar age, many of which have been extended. To the south east of the site No.41 Woodfield Drive is a single storey dwelling at approximately 2.3m distance. To the north west of No.43 is No.45 Woodfield Drive, a two storey property with garage. Due to the curve of the road the built form of No.45 and No.43 are angled together toward the rear.

Proposal

The proposals consist of the extension of the existing three bedroom dwelling to form a larger family house. The proposals alter all elevations.

To the north west (side) elevation, first floor extensions above the existing single storey extensions are proposed. A single storey extension to form a store is proposed in place of an existing open store with roof.

Extensions to the rear comprise of two main elements. Firstly, a full width, full height extension approximately 4m depth from the original rear building line. This would wrap

Case No: 18/00896/HOU

around to the south east side meeting the current study/garage element. The roof above would extend from the main roof ridge, to end in a gable at the rear providing additional accommodation in the roof space. This would extend the cat slide roof on the south east elevation. Secondly, a single storey extension with mono pitch roof, would project a further 1.75m beyond the above extension at part width of the dwelling.

A front first floor extension above the garage and hall way is also proposed at approximately 1.8m depth.

Relevant Planning History

17/02796/HOU – Single storey extension. First floor extension. Roof extension to form accommodation at second floor level (REFUSED)

09/00902/FUL - Single and two storey extension, two storey extensions, front and side extension (PERMITTED)

82/01232/OLD - Extension (PERMITTED)

Consultations

None.

Representations:

City of Winchester Trust:

- No comments.

WCC Councillor Hutchison (St Pauls Ward):

- Commented that that neighbouring properties are atypical due to the curve in Woodfield Drive and triangular gardens.
- Expressed concern about the increase in proximity to neighbours and overshadowing, overbearing impact on garden spaces (No.45, 47 Woodfield Drive).

Nine representations from separate addresses were received objecting to the application for the following reasons:

- Overdevelopment of the site
- Size of extensions, not subservient
- Overly dominant on neighbouring buildings and in the street.
- Increase in height and third storey out of character with area
- Negative impact on rooflines in the street
- Design and size out of character in the area
- Overbearing impact on neighbours
- Overlooking impact on neighbours
- Noise impacts
- Visual impact
- Loss of privacy to neighbours
- Loss of light to neighbours
- Insufficient car parking space

Case No: 18/00896/HOU

- Impact on neighbours gardens

The occupier of No. 41 requested that proposed velux windows to the south east elevation have opaque glass.

The impact on private property values is not a material planning consideration and will not be referred to in this report.

One representation neither objecting to nor supporting the application was received, expressing concern about the visual impact and loss of light to neighbouring properties.

Five representations from separate addresses supporting the application were received for the following reasons:

- Design and size is in keeping with other extensions and loft conversions in the street.
- Considerate to neighbours.
- Improvement of the property to meet modern needs.
- The regeneration of properties is beneficial to the wider community in the long term.
- Woodfield Drive has a variety of designs and size of properties.
- Sufficient car parking space

Relevant Planning Policy:

Winchester Local Plan Part 2:
Policies DM16, DM17, DM18

Supplementary Planning Guidance
Winchester SPD 'High Quality Places'

Planning Considerations

Principle of development

The extension of existing residential properties is acceptable in principle provided that the development complies with the other policies of the development plans and unless other material considerations indicate otherwise.

Impact on the property and character of the area:

DM16 permits development which accords with the development plan provided it responds positively to the character of the area in terms of scale, layout and appearance. It should also use high quality materials that are durable and appropriate in the context of the development site.

In making changes, the property would use roof tile and brickwork to match the existing house and similar properties in the area. The property would also retain the features of the current property by using hipped roof forms to the front and North West elevations, similar fenestration, and the retention of a cat slide roof.

Case No: 18/00896/HOU

There are varying frontages for similar sized buildings within the street, many of which have been subject to alterations. The proposed use of a cat slide roof and a straight edge on the opposite side of the building is common in the street, including properties opposite.

The extensions to the front and north west side of the building would not project past the current front building line and do not increase the overall footprint. Although the increase in mass at first floor to the North West side extensions has reduced the separation at first floor between nos. 43 and 45, a single storey garage at No.45 means that a sufficient visual gap between the properties would remain when viewed from the front.

The overall height of the building remains unaltered in accommodating an additional second floor, retaining the building height of the street.

The proposal would result in an extension to the cat slide roof form as part of a rear extension, thereby extending the main roof ridge. Long views of the cat slide roof are available of the side south east elevation, due to the adjacent properties in this part of the street being bungalows. These views would include the profile of the gabled end to the cat slide roof.

Due to the use of a cat slide roof on the south east elevation, the roof would angle away (45 degree angle from ground floor level) in views from the street. This has the effect of reducing the impact of the depth of the roof, as although a gable end is used the mass of the building recedes away from No 41. This will also have the effect of lessening the impact of the roof not being set down from the main roof height, when viewed from the public realm. Due to use of a cat slide roof it is not considered that the roof form or proposed building will become overly dominant in the street.

The extension to the rear when viewed from the north west side of the property would not be prominent in the streetscape due to a two storey dwelling house adjacent (No.45). The property's position on the start of a curve in Woodfield Drive means that long views of the property are not afforded from this side of the street. A single storey garage at No.45 means that a sufficient visual gap between the properties would remain when viewed from the front.

The change to the footprint to the rear of the building is not considered to be disproportionately large, incorporating an existing full width single storey extension to approximately 2m depth. The increase in size and use of gable end are considered to have an acceptable impact on the rear elevation. While the current building is in close proximity to the corner of No. 45 due to the curvature of the street, number 43 is set further forward in its plot than 45, so the main rear extension would only be 1.8m beyond the rear building line of No.45 at its closest point.

Although the plot is wedge shaped and the proposed building is deeper, the deepest element of the rear extension is built alongside the straighter edge of the plot. This will maintain the distance between no's 41 and 43. It is considered that the size, scale and layout of the revised proposal can be accommodated to the rear given the size of the plot. Sufficient amenity space remains at the property.

Based upon the above detailed assessment it is concluded that the proposed development responds positively to the character of the area in terms of scale, layout and appearance and therefore complies with policy DM16 of the LPP2.

Impact on neighbouring property

DM17 permits development that is satisfactory in terms of its impact on and off site. It should not have an unacceptable adverse impact on adjoining land by reason of overlooking, overbearing or overshadowing.

No. 41 is located to the South of the application property, with a rear building line that is significantly set back from No.43, due to the different building shape and an extension to No.41. The previous refused application at No.43 proposed a two-storey straight-sided extension to the elevation facing no. 41. This revised proposal retains the angle of the cat slide roof and the 2.3m distance between the properties.

Three windows at No.41 will face towards the extended cat slide roof and single storey rear extension, with a boundary fence in between which already reduces the outlook. The continued use of the cat slide roof has mitigated any further significant impact on the window toward the front. A second window is obscure glazed, therefore the impact is considered to be greatest on the window toward the rear of No. 41. The proposal will impact on the outlook from this window. However, the change from current visual outlook, given the proximity of the fence is not considered to warrant a refusal. The angle between this window and the proposed extension will not restrict sun light to warrant a refusal. Nor does the proposal create an unacceptable issue of overbearing or loss of light, given the use of a cat slide roof form.

The proposal would result in an increase at the rear of the application property compared to the current extension, most significantly due to the full height rear extension at 4m depth. No. 45 is situated to the North West of the application property. Partly facing towards No. 43 is a conservatory used for utility space, which is built into the recess of the building at the rear and along the side elevation. A hall window faces into this recess towards No. 43. A stairwell window at first floor is located above the conservatory, facing South West.

Due to the orientation of the dwellings, the corner of the rear extension at 1m from the boundary will be visible from both windows and from the conservatory. However, the extension is not considered to be overbearing to no.45, as it would only extend by 1.8m further than the rear line of the conservatory. Sufficient outlook to the rear remains and the windows do not serve habitable rooms.

The addition of a single storey store room to the rear of the side elevation has a similar proximity to the current open covered store.

The additional first floor extension to the side elevation does not come nearer to its neighbour. As a consequence of building along this elevation, there will be some closing of the visual gap between the buildings. However, it is considered that the presence of a garage at No. 45 means that sufficient separation is maintained between the built forms of the dwellings,

A daylight study undertaken by the applicant has shown that a significant loss of light as a

result of the proposal will not occur. There is not considered to be any significant amenity impact to habitable rooms at No.45.

Whilst an area of garden would be affected by some additional shadowing at parts of the day, and the rear extension would be visible, it is not considered that the proposal would have an overbearing or loss of light impact to amenity space that would warrant the refusal of the application.

Due to distance, the proposals are not considered to have a significant impact on light or overbearing impact on any other properties.

There are two Velux windows planned on the cat slide roof. However, these would be at a high level on the roof and would not result in unacceptable overlooking, nor would they be assessed as requiring obscure glazing by condition, due to the angle. Two windows are proposed to the ground floor, but these are positioned to face No. 45's garage. There are no other windows on either side elevation. Windows to the rear would not directly overlook neighbouring buildings and any properties to the rear are at a sufficient distance to not be impacted upon. Any overlooking impact from an additional opening at second floor has been mitigated by the use of obscure glazing. Other windows are considered to afford similar views to the current outlook. Thus, the proposals are not considered to result in unacceptable overlooking.

If planning permission is granted it is recommended that a condition is attached that the windows on the rear elevation shown to be obscure glazed shall be permanently retained as such. To ensure appropriate privacy in the future it is also recommended that a condition is attached that no additional windows are to be inserted into the rear or side elevations.

Due to distance, the proposals are not considered to have a significant impact on overlooking to any other properties.

Based upon the above detailed assessment it is concluded that the proposed development would not cause demonstrable harm to the amenities of the immediate neighbours and therefore complies with policy DM17 of the LPP2.

Highways/parking

DM18 seeks to ensure that adequate provision is made for parking and access.

The existing garage would be retained and there is adequate space to the front to accommodate required parking (three spaces) and therefore complies with the above policy.

Recommendation

Approval 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.

Case No: 18/00896/HOU

01 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: A17/683/01 rev A (Site Plans) received on 09.04.2018 and A17/683/02 rev B (Proposed Drawings) received on 30.05.2018.

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 match those used in the existing building.

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

04 The windows marked as obscure glazing on the submitted drawings 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 at all times.

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

05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows, other than those expressly authorised by this permission shall, at any time, be constructed in the south east facing elevations, north west facing elevations, or south west (rear) facing elevations of the extension's hereby permitted.

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

Informatives:

In accordance with paragraphs 186 and 187 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.

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.

Case No: 18/00896/HOU

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

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.

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.

All bat species are protected under European Law within the E.C. Habitats Directive and under British law within the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981. The applicant is advised that should bats be present, works must stop and a Natural England European Protected Species licence may be required before recommencing.