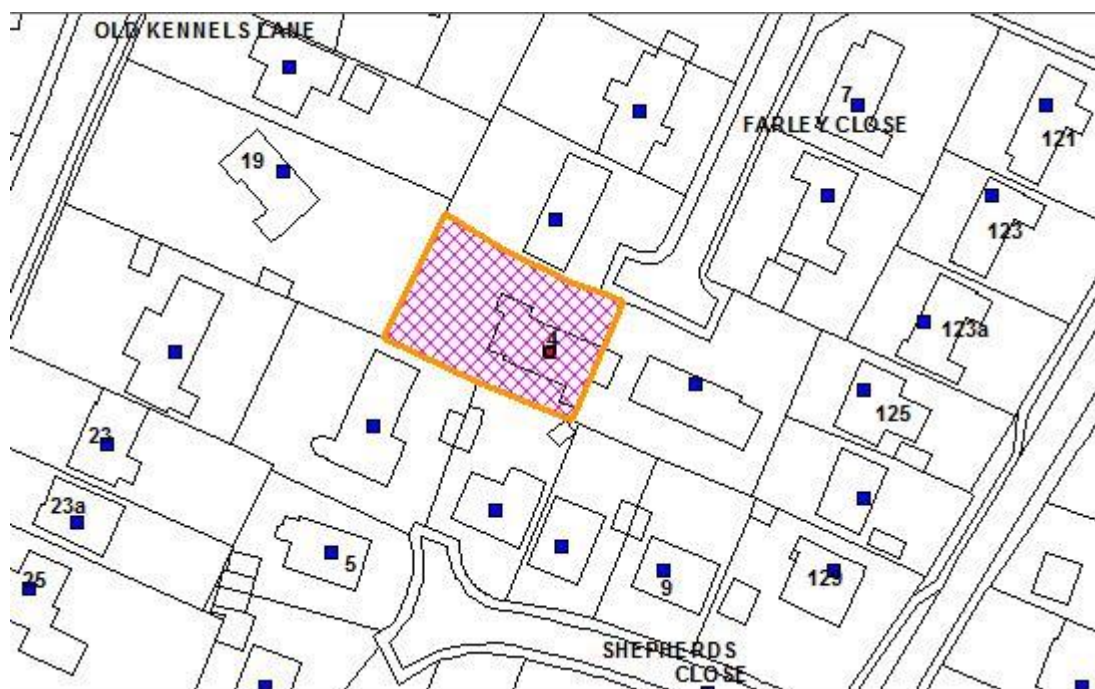


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 21/00674/HOU
Proposal Description: Proposed two and single storey side extensions
Address: Jaspers 4 Farley Close Oliver's Battery SO22 4JH
Parish, or Ward if within Winchester City: Oliver's Battery
Applicants Name: Ms Dade
Case Officer: Cameron Taylor
Date Valid: 11 March 2021
Recommendation: Application permitted

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>



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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.

Site Description

The site is located within the residential area of Oliver's Battery, located to the southwest of Farley Close within the corner at the end of the street. The dwelling is a detached bungalow with a gross external floor area of around 165m² with the site having an area of 721m². The site has hardstanding located to the front which is the access and parking to the dwelling with garden space located to the south and west of the dwelling away from Farley Close. This is enclosed by 1.8 metre closed board fencing and vegetation which runs around the boundary of the site. The dwellings within Farley Close consist of detached bungalows with various external appearances including facing brick and render.

Proposal

Proposed 2 and single storey side extensions.

Relevant Planning History

- 77/00566/OLD- Erection of extension to provide addition to garage- Permitted

Consultations

None

Representations:

Oliver's Battery Parish Council Objection

- Proposed development will create a significant overbearing bulk
- Out of character with the area
- Block long views between No4 and No.3
- Contrary to the Oliver's Battery Village Design Statement.
- Create an unwanted precedent.

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

- Design and appearance
 - Overbearing and out of scale with the bungalow
 - Changes and not in keeping to the character of the area
- Contrary to Oliver's Battery village design statement
- Highways
- Residential amenity
- Creation of a new dwelling

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

- A covenant in place on Farley Close – this is a private matter and not a planning consideration.

2 letters of support received.

- Not overbearing
- Shelter property from northern winds

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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

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Winchester High Quality Places SPD

Oliver's Batter Village Design Statement

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.

Design/layout

The site is situated at the end of Farley Close to the south-western corner with hardstanding to the front which provides the parking for the site. Access to the rear garden of the site is also served from the hard standing to the front.

The proposed extensions are situated off the west elevation of the dwelling with both elements projecting towards the northern boundary of the site situated within the spacious garden and away from the street.

The two-storey element has a length of 11.8m along the west elevation and a width of 6.7m to the northern side of the site and 4.2m to the south. Ground levels drop down to the south and west, and the two storey extension has been designed to work with this slope so that it appears single storey from the north and east but two storey from the south and west. . Overall the ridge height of the building increases by around 0.69m.

The proposal includes a small ground floor extension to the north off the two-storey extension with the same width as the two-storey extension. This has a pitched roof which matches the angle of the two-storey extension with a ridge height around 1.2 metres lower

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than the two-storey extension. The flat roof ground floor extension projecting off the west elevation has a length of around 6.7m on the west elevation and a width of 4.9m with a ridge height of around 3.5m.

The proposed ground floor extension off the west elevation is a modest flat roof single-storey extension, with an external finish to match the materials of the existing dwelling to remain in-keeping. The single-storey extension off the north elevation of the two-storey extension will be readily visible from the public realm, however the extension shows subservience to the existing dwelling through it have a lower ridge height than the existing dwelling with an external finish to match the dwelling and remain in-keeping.

The two-storey extension is situated off the west elevation of the existing dwelling, with the original character of the dwelling being largely retained in views from the street. The two-storey extension projects above the main ridge height but this is by a marginal amount and is not considered to be out of scale or overbearing on the bungalow. Given the roof form and the rooms being located in the roof space it provides a chalet bungalow appearance with the glazing being located within the eaves of the extension. The dormer window is modest in scale and the habitable rooms are located within the roof space, whilst the external appearance of the development is considered to remain in-keeping to the dwelling. Whilst the proposal does include various extensions there is still ample outdoor amenity area to serve the dwelling.

Therefore given the scale and location of the extensions and the site, the proposals are not considered to cause any significant adverse harm to the character and appearance of the host dwelling and are in compliance with the High Quality Places SPD and policies CP13 and DM15-17 of the local plan

Impact on character of area

The proposed developments visible from the public realm will be the two-storey and single-storey extension element which projects off the north elevation of the two-storey extension. Given the location of the dwelling and site within Farley Close and the location of the proposed development, this limits what is visible from the public realm. The sections of the proposed development visible from the public realm are part two-storey extension and one of ground floor extensions. The two-storey extension visible will be mostly the roof form which has a cat-slide roof which, while around 0.69m taller than the host dwelling, does not provide the appearance of a standard two-storey dwelling but rather more of a chalet bungalow appearance which there are examples within the Oliver's Battery area. The ground floor extension is also subservient in scale to the dwelling with a pitch roof matching the pitch of the two-storey extension. Therefore given the location of the site and development and the scale of the proposal, it is considered to not dominate the street scene and the Close nor is the increase to the roof height considered to be bulky and block important views. The proposed development is for an extension to an existing residential property and not backland development for additional dwellings.

Therefore given the location of the site and the scale and location of the proposed development it is not considered to cause any significant adverse harm to the character and appearance of the surrounding area.

Planning applications in the area which have included a large box dormer have previously been refused, however each application is assessed on their own merit with the current scheme being for the erection of extensions to the dwelling.

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Impact on neighbouring property

The proposed two-storey extension is situated centrally within the site with all extension elements retaining gaps to the boundaries to the neighbour properties, therefore reducing the potential for the development to cause significant adverse overbearing impacts. Given the location and orientation of the site and neighbouring sites along with the developments and their scale, the development is considered to not cause significant adverse overshadowing.

The proposal includes first floor glazing in along the western elevation and a dormer window to the east elevation and a high level apex window to the south. The glazing on the west elevation looks onto the sites own garden with a distance of 14 to 15 metres to the boundary to the west, with dense vegetation along the boundary. Whilst the dormer window looks towards the east over the sites driveway into the public realm and driveways to the neighbouring property. The first floor glazing to the south elevation is a high level window which does not provide views out of the dwelling. The glazing to the ground floor looks onto the site garden and given the boundary treatment do not provides views to sensitive areas. Therefore the proposed development is considered to not cause significant adverse overlooking impacts to the surrounding residential amenity and complies with policy DM17.

Landscape/Trees

The proposed development is situated centrally within the site, therefore it will not cause harm to the surrounding trees or vegetation on the site and surrounding area while the proposed extension will not impact long views from within Oliver's Batter. The proposal therefore complies with policy DM24.

Highways/Parking

The proposal will increase the number of bedrooms within the dwelling from 3 to 5 dwellings, however the property retains the exciting garage and the driveway can accommodate at least another 2 allocated spaces. Therefore given that the site has 3 allocated spaces it is considered to not cause significant adverse harm to parking within the close. The development is for a householder extension and will not result in increased traffic flow as it is a single residential property. Therefore the proposal complies with policy DM18.

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

APPROVE subject to the following conditions:

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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 shall be constructed in accordance with the following plans:

- Site Locations Plans- Dwg No. 607/02/100- Received 11.03.2021
- Proposed Ground Floor Plan- Dwg No. 607/02/105- Received 11.03.2021
- Proposed First Floor Plan- Dwg No. 607/02/106- Received 11.03.2021
- Proposed Roof Plan- Dwg No. 607/02/107- Received 11.03.2021
- Proposed Elevations 1 of 2- Dwg No. 607/02/108- Received 11.03.2021
- Proposed Elevations 2 of 2- Dwg No. 607/02/109- Received 11.03.2021

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

3. 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.

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

4. Tree protective fencing in accordance with BS 5837 shall be installed in the location as shown on the plan drawing KTML27921 before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1

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

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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 Practice

<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)