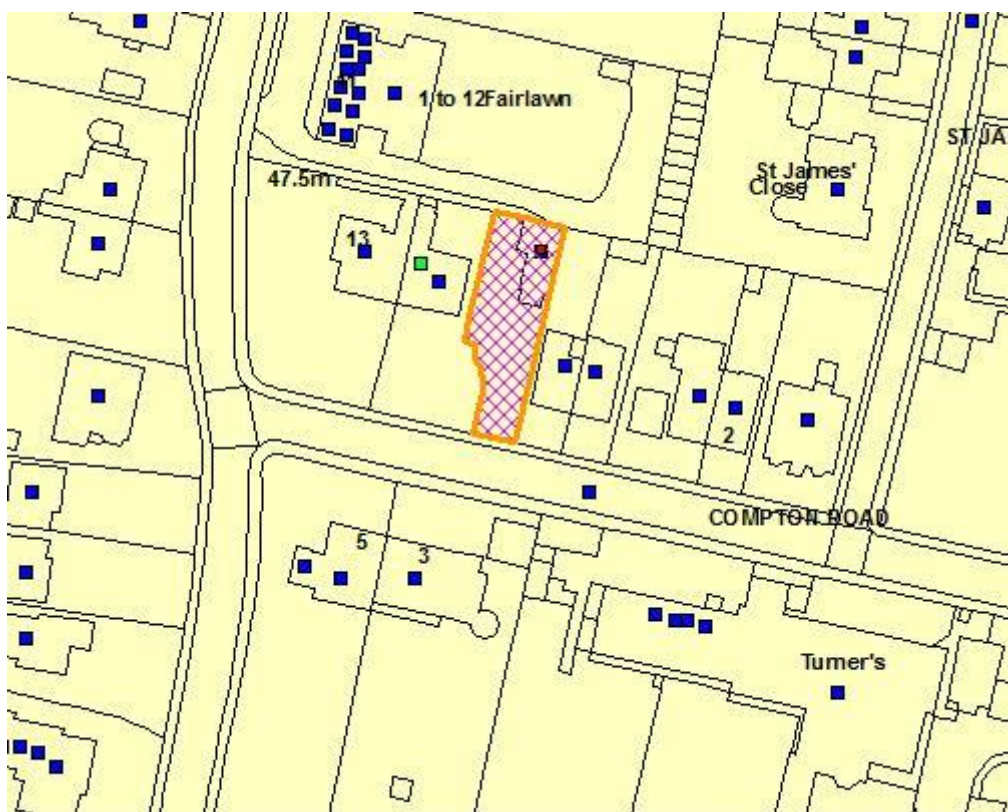


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 21/01219/HOU
Proposal Description: Proposed Front Extension to form additional living accommodation
Address: Carlton Villa 10 Compton Road Winchester SO23 9SL
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mrs Allison Jowitt
Case Officer: Cameron Taylor
Date Valid: 5 May 2021
Recommendation: Application permitted

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

Pre Application Advice: Yes



© Crown Copyright and database rights Winchester City Council License 100019531

Case No: 21/01219/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

Application is reported to Committee due to the number of comments received contrary to the officer recommendation.

Site Description

The site is located within the Winchester conservation area, situated to the north of Compton Road. The dwelling is located to the north end of the site, set back from the road. The site is characterised by a hard boundary frontage of a rendered wall with a metal gate for vehicle access and pedestrian access on Compton Road. The site itself has dense vegetation to the front of the dwelling which includes hedging over 2 metres and various vegetation centrally and along the boundary in the site.

The area is made up of predominantly residential properties with these being large detached dwellings set within generous gardens with well-defined front boundaries. The houses have a variety of styles which include 19th century classically inspired detached and semi-detached villas with some late 19th century and 20th century domestic dwellings.

The existing property is a detached two and single storey house which dates from the mid-to late-19th century. It was originally ancillary to the neighbouring property at 12 Compton Road. However, it is now in use as a single dwelling house in its own right, with a defined boundary and a separate street entrance with a number of previous alterations and modernisations affecting the ability to read the original appearance and function. It is inconspicuous within the street scene due to its size, its recessed location within the plot, the large size of the front garden and driveway, and the screening effect of trees within the site. It is considered to make a neutral contribution to the significance of the conservation area as a whole.

No 8 Compton Road to the east is set forward of No 10, closer to the road, while No 12 to the west is approximately on the same building line as No 10 with a large front garden and flats adjoining to the north behind the existing dwelling.

Proposal

The application is for the erection of an extension to the front of the existing dwelling to form additional living accommodation. The scheme was reached through pre-application advice which was given in 2020.

Relevant Planning History

- 19/02332/HOU-Single storey flat roof extension with raised parapet and two flat glazed roof lights- Permitted
- 17/03246/HOU-Two storey domestic extension and single storey side extension to existing 19th century house. Rendered boundary wall (retrospectively built) to the west elevation. (Amended proposal.)- Withdrawn

Consultations

Historic Environment

- The scale and massing of the extension ensures it sits comfortably as part of the property and avoids crowding of the neighbouring properties in views from the public realm.
- The position and form will preserve the spatial qualities that contribute to the key characteristics of the conservation area.

Case No: 21/01219/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- The roof form and front gable are in-keeping with the character of the existing building and integrates with the roofscape and forms within the conservation area, whilst views of the chimney and roof form of the 19th century building would remain visible.
- The classically-influenced design treatment is considered a contextual response to the immediate street scene.
- The retention of a generous amount of verdant garden planting preserves the key characteristic of the street framework in the conservation area.

Representations:

City of Winchester Trust:

- Unacceptable visual contribution to the street scene and unsatisfactory addition to the group value of the existing building in terms of height, form, junction and layout.
- The accommodation sought creates an independent dwelling and combined with the layout and circulation causes an irrational site and out of keeping with the character of the neighbourhood.

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

- The design and appearance of the extension not in-keeping to neighbouring properties and conservation area, the bringing forward and scale diminishes the relationship of the building to main house and the loss of the gap between No. 8 and No. 12.
- Loss of heritage and architectural value of the building to the conservation area.
- Blocking views of the existing dwelling.
- Impact to residential amenity, including overlooking from upper windows and affecting the gardens to No. 12 and No 8.
- Over development of the site.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

- MTRA 1- Development Strategy Market Towns and Rural Area Market Towns and Larger Villages
- CP13- High Quality Design
- CP19- South Downs National Park
- CP20- Heritage and Landscape Character

Winchester Local Plan Part 2

- DM15- Local Distinctiveness
- DM16- Site Design Criteria
- DM17- Site Development Principles
- DM18- Access and Parking
- DM27- Development in Conservation Areas

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Case No: 21/01219/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Winchester Conservation Area Project

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 proposed extension is situated to the south of the dwelling and comes off an existing flat roof element to the front of the existing dwelling with the internal access between the extension and the dwellinghouse coming through the flat roof element. The proposed extension projects around 7.8 metres from the host dwelling and is around 5.6 metres wide. The extension is two storeys with the main ridge height from the front being 6.2 metres. It creates a gross external floor area of 85.4 square metres which creates a total of around 236 square metres between the existing dwelling and the proposed extension.

The internal alterations cause the change of an existing bedroom into a study with an additional bedroom in the extension. Therefore the site retains 2 bedrooms across the existing and proposed elements. The site has a change in topography which drops from the north to south. However despite the change in topography, the extension has the same ground floor level internally which allows easy access between the extension and the existing dwelling.

The proposed extension off the south elevation has a scale, massing and character that will preserve the spatial characteristics of the site. The proposals retain a strong boundary treatment to the site, verdant garden planting and space for an outdoor amenity area. The use of traditional materials will complement the existing appearance of the dwelling. A condition is attached requiring details of the materials and scale drawings of the windows, doors and roof lights to ensure that suitable materials and detailing are provided.

As such the proposal accords with policy CP13 of the LPP1 and policies DM15-17 of the LPP2.

Impact on character of area

The site is located in the Winchester Conservation Area. The following legislation and planning policies are therefore relevant to the consideration of the planning application:

The preservation or enhancement of the character or appearance of the conservation area S.72 P(LBCA) Act 1990; Policy DM27 of the Winchester District Local Plan Part 2 Adopted 2017; Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 12.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The property contributes to the spatial framework within this part of the conservation area, being a large detached dwelling set within a verdant garden plot with strong boundary treatments. The dwelling itself is architecturally modest and understated with a material palette that is in-keeping to the local building stock. It has a recessed location within the large front garden and has a screening effect of trees within the site.

The scale and massing of the proposal ensures that the extension sits comfortably within the plot and avoids crowding views from the public realm along with the retention of the clear break between No. 8 and No. 12 Compton Road. The main ridge-height of the extension sits comfortably lower than those of the neighbouring properties. Therefore given the position and form of the extension, it would preserve the spatial qualities of the site and surrounding area.

The design of the proposed extension is classically-influenced and therefore responds to the immediate street scene. The roof form, being pitched with a front gable, will integrate with the roofscape and forms found in the area. The chimney and roof form of the 19th century building would also remain visible.

Therefore, due to the position of the extension along with its form, the retention of landscaping and trees to the front of the building, and the retained set back of the house, the proposal maintains the spatial qualities of the site and preserves the character and appearance of the conservation area. As such it complies with Policies DM27 of the Winchester District Local Plan Part 2 and Policies CP19 & CP20 Winchester District Joint Core Strategy and NPPF Section 12.

Impact on the surrounding residential amenity

The proposed extension retains a gap to the boundaries with the neighbouring properties. The boundary to the east of the proposal runs parallel to a blank elevation of the neighbouring dwelling (No. 8 Carlton Villas) and is not directly adjoining the main outdoor amenity area of this neighbouring property. Due to the scale of the proposed extension and its appearance, it is considered that it will not cause significant adverse overbearing impacts in relation to this neighbouring property.

The proposed extension is located further away from the western boundary with No. 12 Carlton Villas and so will not appear overbearing when viewed from this property.

The solar studies demonstrate that the proposed development will not cause additional adverse overshadowing harm greater than what is already existing on site and the surrounding area.

The proposed first floor glazing to the south elevation mainly overlooks the applicant's own front garden with only oblique views over the front garden of No 12 Carlton Villas, which is not a sensitive private amenity space. Of the first floor windows to the northern elevation, one window serves the landing and is adjoining the staircase, while the second window serves an en-suite which will be conditioned to be obscure glazed. These windows will therefore not affect neighbouring amenity. Ground floor glazing will be situated behind existing boundary walls and would not provide direct views to sensitive areas in neighbouring properties. There are no first floor side windows being proposed. There are small roof lights proposed in the western roof slope but these will be high-level and will not provide viewing points. Therefore the proposed extension will not cause significant adverse overlooking impacts to surrounding residential amenity.

Case No: 21/01219/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Based upon the above assessment it is considered that the proposal would not give rise to significant negative effects on the residential amenities of the neighbouring properties and so will comply with policy DM17 of the LPP2.

Highways/Parking

The proposed development does not increase the number of bedrooms to the dwellings and will retain the existing parking which can accommodate 2 allocated spaces. Therefore the proposal will not cause adverse harm to highways or parking, therefore complying 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:

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 shall be constructed in accordance with the following plans:

- Existing & Proposed Ground Floor Plans- Dwg No. 20-1384- PL01 Rev C- Received
- Existing & Proposed First Floor Plans- Dwg No. 20-1384- PL02 Rev B- Received
- Existing & Proposed Roof Plans- Dwg No. 20-1384- PL03 Rev A- Received
- Existing & Proposed Elevations- Dwg No. 20-1384- PL04 Rev B- Received
- Proposed Elevations, Section- Dwg No. 20-1384- PL05 Rev B- Received

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

3. No development shall commence above DPC level until details of the materials to be used in the construction of the hereby permitted new dwellings have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include samples, including on-site sample panels as applicable. The development shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

Reason: To preserve or enhance the character or appearance of the conservation area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; Chapter 16 of the NPPF; and Policy DM27 of the Local Plan Part 2

4. No development shall commence above DPC level until drawn sections and elevations of the windows, doors and rooflights (at a scale of 1:5) and building's rooflines (at a scale of 1:20), have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The development shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

Reason: To preserve or enhance the character or appearance of the conservation area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; Chapter 16 of the NPPF; and Policy DM27 of the Local Plan Part 2.

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, CP20, MTRA1

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM27

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.

Case No: 21/01219/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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)