

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

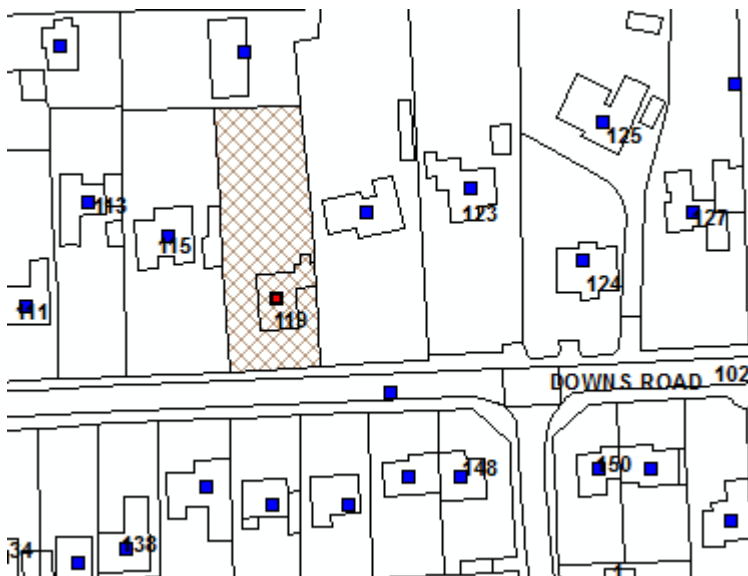
Case No: 21/01692/HOU
Proposal Description: Demolish existing side extension and construct new side extension. Internal alterations to existing house. Demolish existing garage and build new annexe and connecting corridor to house

Address: Mount Pleasant 119 Downs Road, South Wonston Winchester Hampshire SO21 3EH

Parish, or Ward if within Winchester City: South Wonston
Applicants Name: Mr Stephen Godfrey
Case Officer: Jordan Wiseman
Date Valid: 23 June 2021
Recommendation: Permit

Link to Planning Documents: <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QV1FG0BP0WW00>

Pre Application Advice: No



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General Comments

Application is reported to Committee due to the applicant being an elected member of the council.

Site Description

The application site comprises a detached bungalow with a link attached single car garage within the defined settlement boundary of South Wonston. The application site is set back from the roadside and contains a generous driveway immediately to the front of the dwelling, accessed along Downs Road. The site is bound to the North, East, South and West by boundary treatment in the form of mature planting/vegetation. The area is characterised by detached bungalows and some two storey detached dwellings which run along both sides of Downs Road, consisting of a mix of architectural designs and appearances.

Proposal

The proposal seeks the replacement of the existing flat roofed link attached garage with a larger hipped roofed side extension to the Western Elevation in order to provide an annexe serving as additional ancillary accommodation. The proposal also seeks the replacement of an existing flat roofed side extension to the Eastern elevation of the dwelling with a larger hipped roof extension in order to provide additional internal living space.

Relevant Planning History

86/01507/OLD – Permitted - Double garage, single storey side extension and vehicular access

96/03099/FUL – Permitted - Single storey rear extension

Consultations

South Wonston Parish Council – none received

Representations:

None Received

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

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- DM1 – Location of New Development
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking

Supplementary Planning Document

- WCC High Quality Places

National Planning Policy Guidance/Statements:

National Planning Policy Framework

National Planning Practice Guidance

National Design Guide

Planning Considerations

Principle of development

Paragraph 47 of the National Planning Policy Framework requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal is located within the defined settlement boundary of South Wonston, where the principle of extending an existing dwelling is acceptable provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Design/layout

The application site comprises a detached bungalow with a link detached single car garage within the defined settlement boundary of South Wonston.

The proposal seeks the replacement of the existing flat roofed link attached garage with a larger hipped roofed side extension to the Western Elevation in order to provide an annexe serving as additional ancillary accommodation.

The proposal also seeks the replacement of an existing flat roofed side extension to the Eastern elevation of the dwelling with a larger hipped roof extension in order to provide additional internal living space.

It is considered that both extensions to the Western and Eastern elevations of the dwelling are proportionate in terms of scale in relation to the size of the site and the host dwelling. The introduction of pitched hipped roofs in comparison to the existing flat roofs present on either side of the dwelling appear to improve the visual harmony between the main dwelling and the extensions whilst remaining subservient so that the main existing dwelling remains clearly discernible.

The proposed extensions are to be finished externally in a K-Rend along with roof tiles and UPVC windows and doors which match those on the existing dwelling. Detail regarding colour and texture of the proposed K-Rend has not been provided with this application and

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as such a condition (03) requesting details and samples of the proposed K-Rend prior to the commencement of development is recommended.

As part of the proposal seeks an extension for use as an annexe, a condition is also recommended to ensure that the use of the annexe remains ancillary to the use of the main dwelling, restricting it from being sub-divided and becoming a separate unit of accommodation.

Based upon the above assessment, it is considered that the proposed development complies with policies CP13 of the Winchester District Local Plan Part 1 and DM15 of the Winchester District Local Plan Part 2 and the WCC High Quality Places SPD.

Impact on character of area

The proposed development is visible from the public realm on Downs Road. The character of the area is defined by a mix of detached bungalows and two storey detached dwellings which are of a variety of architectural designs and appearances.

The proposal seeks to erect single storey extensions to the Western and Eastern elevations of the dwelling in similar positions to that of the existing garage to the West and extension to the East, both of which are currently visible from Downs Road.

The external finishing sought for the extensions are roof tiles and UPVC windows and doors which match those used on the existing dwelling along with the introduction of a K-rend. Condition 03 is recommended requesting details and samples of the proposed K-Rend which will ensure its high quality and visual appearance.

Based upon the above assessment it is considered that the proposed development is sympathetic and in keeping with the character of the area. It is therefore considered that the proposal complies with CP13 of the Winchester District Local Plan Part 2 and DM16 of the Winchester District Local Plan Part 2 and the WCC High Quality Places SPD.

Impact on Neighbouring Amenity

No. 115 Downs Road to the West and 121 Downs Road to the East of the application site are the two neighbouring properties which are adjacent to the site.

The application site is screened to the West from no.115 by boundary treatment in the form of mature vegetation/planting which is to be retained. Due to the single storey nature of the proposed extension to the West of the application site, it is considered that this will remain screened and as such won't be visible to the neighbour at no.115 and no additional adverse impact is created by way of overshadowing and overbearing.

There is one new window proposed to the rear of the Western side elevation; as this is at ground floor level, this will look out onto the boundary treatment described running along the western boundary of the site and as such no additional adverse impact is created by way of overlooking upon no.115.

To the East, the application site is also screened from no.121 by boundary treatment in the form of mature vegetation/planting which is to be retained. Due to the single storey nature of the proposed extension to the West of the application site, it is considered that this will remain screened and as such won't be any more visible to the neighbour at no.121 than

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that of the existing side extension and no additional adverse impact is created by way of overshadowing and overbearing.

There is one new window proposed to the front of the Eastern side elevation; as this is at ground floor level, this will look out onto the boundary treatment described running along the Eastern boundary of the site and as such no additional adverse impact is created by way of overlooking upon no.121.

Based upon the above assessment it is considered that no adverse impact can be demonstrated upon residential amenity by way of overlooking, overshadowing and overbearing. As such it is considered that the proposal complies with DM17 of the Winchester District Local Plan Part 2 (2017).

Highways/Parking

The proposed extensions result in the dwelling going from a 3 bedroom property to a 5 bedroom property. The removal of the existing garage also results in the loss of one allocated parking space. As per the councils Parking Standards SPD, a dwelling with 4 + bedrooms must be able to demonstrate access to either at least 2.5 communal parking spaces or 3 allocated parking spaces.

The application site hosts a generously sized driveway which wraps around the front and sides of the dwelling. It is considered that the existing driveway is capable of providing at least 3, if not more, allocated parking spaces serving the property. As such it is considered that the proposed development is in accordance with the councils Parking Standards SPD and policy DM18 of the Winchester District Local Plan Part 2.

Other Matters

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.

Conclusion

In conclusion, the proposed development is considered acceptable in accordance with the development plan and national planning policy and is recommended for approval.

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Recommendation

Application Permitted, 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.

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:

Existing and Proposed Floor Plans and Elevations – Received 23.06.2021
Location Plan – Received 23.06.2021

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

03 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

04 The annex hereby permitted shall be occupied in association with the dwelling house or shall be used for the purposes ancillary to the dwelling house. At no time shall the annex be occupied as an independent unit of accommodation.

Reason: To accord with the terms of the application and to prevent the creation of inappropriate units of accommodation, possibly leading to over intensive use of the site.

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, CP13

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

High Quality Places SPD

Parking Standards SPD

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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. Flexibility of hours may be acceptable due to the Covid-19 emergency in line with the Business and Planning Bill 2019-21 <https://services.parliament.uk/Bills/2019-21/businessandplanning.html>

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. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions. <https://www.gov.uk/government/publications/construction-working-hours-draft-guidance/draft-guidance-construction-site-hours-deemed-consent>

5. 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>

6. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub-contractors working on site and furnish them with a copy of the consent and approved drawings.