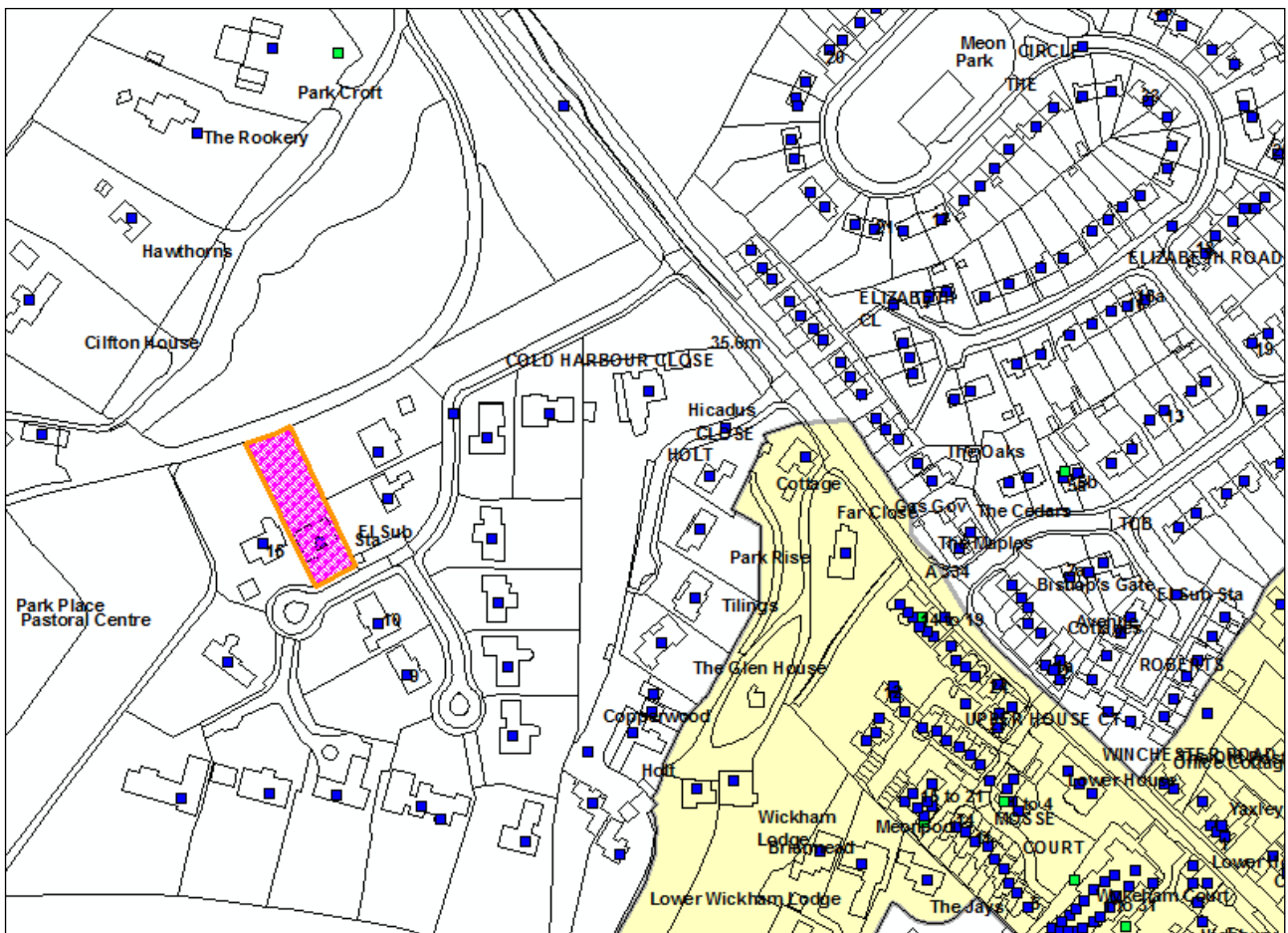


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**Case No:** 21/01836/HOU  
**Proposal Description:** First floor rear extension (resubmission of 20/02156/HOU)  
**Address:** 16 Cold Harbour Close Wickham PO17 5PT  
**Parish, or Ward if within Winchester City:** Wickham  
**Applicants Name:** Ms C Duffy  
**Case Officer:** Marge Ballinger  
**Date Valid:** 26 July 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



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## General Comments

The application is reported to Committee per the request of Wickham Parish Council if the application was to be permitted and due to the number of objections received.

## Site Description

No.16 Cold Harbour Close is a 5-bedroom, detached dwelling located within a close west of the A334 as it travels towards Wickham Square. The close is outside the Conservation Area, and within the settlement boundary. Cold Harbour Close was developed in the early 1990s with eighteen large detached dwellings with trees and grassed verges throughout.

The dwelling sits within a site of approximately 1300m<sup>2</sup> (20m wide x 66m depth) with its front garden blocked paved for parking/turning. The land slopes up and away from the roadside, putting the dwelling along higher ground than the road. The land continues to slope up into the rear garden, where there has been terracing and steps that lead into garden seating areas. The boundaries are screened with planting and trees, along with a high wooden fence.

The property has been extended along the front elevation with a ground floor front infill extension to enlarge the entrance, study and garage. The rear ground floor has been altered with a rear breakfast room approximately 6.2m in depth from the rear elevation wall and approximately 6.2m wide with a hipped flat roof and a central lantern.

The property is built of mixed brick to ground floor level with decorative hanging tile to first floor. The concrete tiled roof is hipped with a steep pitch, similar to other dwellings within the road.

## Proposal

Planning permission referenced 20/02156/HOU for a first floor extension was approved by the January 2021 planning committee. This proposal is a resubmission of the approved first floor extension, but with amendments removing the 2no first floor windows within the east elevation, inserting 2no rooflights in the east roof pitch, and changing the north (rear) clipped roof to a full gable end. The other rear and west-facing windows are as per the previous permission.

The amended application will retain similar specifications as the approved 20/02156/HOU:

- The first floor extension will be built over the existing rear extension. The extension will match similar eaves height as the existing first floor of the host dwelling (up to 5m approximately), with a dual-pitched roof. The ridge will come to 8m in height.
- The extension is stepped in from the external wall of the dwelling and approximately 3.75-4m from the eastern boundary.
- The room will be an extension to an existing bedroom to be used as a study.

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**Relevant Planning History**

20/02156/HOU (PER 21.01.2021) First floor rear extension

**Consultations**

- None

**Representations:**

Wickham Parish Council

- Objection as it was considered detrimental to the street scene with the loss of green gaps between buildings and the height/bulk of the proposal.

Seven letters received objecting to the application (3 from Cold Harbour Close; 4 from elsewhere) for the following material planning reasons:

- Overlooking; overshadowing; overbearing; loss of privacy to no.17 and no.18
- Lack of formal natural light assessment to the area
- Rooflights should have reduced opening/obscure-glazing.
- Design of gable end not in-keeping with existing building
- Proposal will set a precedent for other development in the Close

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

- Potential construction disruption
- Private matters regarding rear boundary access not related to a planning application.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy (2013):

DS1 – Development Strategy & Principles

CP13 – High Quality Design

Winchester Local Plan Part 2- Development Management and Site Allocations (2017):

DM1 – Location of Development

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

National Planning Policy Guidance/Statements:

National Planning Policy Framework (2021)

Supplementary Planning Guidance

Wickham Village Design Statement (2001)

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Other Planning guidance

High Quality Places SPD (2015)

Parking Standards 2002 (2009)

**Planning Considerations**

Principle of Development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposal is inside the settlement boundary of Wickham and the principle of development is acceptable providing it complies with the relevant policies.

Design/layout

The NPPF Section 12, in part, states planning decisions should ensure that proposals function well (for the long term), are visually attractive, and are sympathetic to the local character.

The planning application 20/02156/HOU has approved the first floor rear extension above the existing footprint of the ground floor sunroom (6.2m x 6.2m to a height of 8m at ridge approximately). The amendments within this proposal include extending the ridgeline from the roof out to a full gable end by approximately 2.15m. The east-facing windows are to be removed and instead 2no rooflights are to be inserted within the roof slope, 2.4m approximately above internal floor level.

The proposal was designed to be subservient to the host dwelling as the ridgeline will be set below the highest point by 2.15m, and will pitch away from the closest shared boundary. The materials are proposed to match the existing with hanging tile to the first floor level, concrete roof tiles to match, and similar white fascia and window frames. The change of design from clipped to full gable is not considered to have an adverse impact to the existing dwelling – although other dwellings within the close show clipped gables, no.16 has full gables displayed within its design, and no clipped gable ends. The proposal therefore complies with the advice from the High Quality Places SPD (Guidelines E1-E3, page 91).

Impact on the Character of Area

Cold Harbour Close was designed to retain much of the existing trees and woodland along the north boundary (past the rear residential gardens) that crosses into countryside land. The grassed verges along Cold Harbour Close are wide and display landscaping and planting throughout. Some of the properties have built brick walls along the roadside, and there is a brick sub-station that sits forward of no.16/no.17's boundary. The proposal is into the rear garden of no.16 and will not exceed the side walls of the existing dwelling. Although there may be glimpses of the proposed extension when viewed through the rear garden of no.17 when standing roadside, and from further back distances south from the adjoining road, the distance is approximately 35-40m away from a more exposed corner of the road. With the land sloping north from the road, there will still views of the trees further behind no.16 toward its rear boundary. Therefore, no further impact is expected to the area's character, and complies with Policy DM16 of the LPP2.

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While the street scene has been retained throughout the years, there have been a number of properties that have had extensions and alterations built, including a first floor extension to no.15. As each proposal is assessed on its own merit, the proposal is not considered to set a harmful precedent to the area.

Impact on Neighbouring Amenities

The nearest dwelling east (no.17) shares part of the boundary with the proposal's site: The rear elevation of no.17 is approximately 24.5m away from the proposal, with its more sensitive amenity space nearer the rear elevation of the dwelling. The principle of a first floor extension has been established by the previous consent, so requesting additional sunlight assessments was not required within this assessment due to the distance between no.17 and the proposed roof amendments. While considering the gap between the two dwellings, the roof alteration from clipped to gable (2m) does not prove to increase harmful impacts of overshadowing and overbearing to residential amenities of no.17. The east side-facing windows toward no.17 have been removed and replaced with 2no rooflights that are proposed above head-height with view out toward sky only. A further condition is proposed to prevent further windows within the east first floor elevation (secured through condition 02).

The dwelling northeast (no.18) shares part of the boundary with the proposal's rear garden: The increase in its roof design is not considered to have any adverse impact toward the rear garden of no.18 of overshadowing or overbearing. The rear-facing windows were considered an acceptable alteration within the approved 20/02156/HOU.

The dwelling west (no.15) shares a side boundary with no.16: Due to the existing 10m gap toward a side elevation of no.15, the roof alterations are not considered to have a harmful impact to residential amenities as the boundary is well-planted and densely-screened along both sides.

In terms of neighbouring amenities, the proposal is considered to comply with Policy DM17 (vii) of the LPP2 as the proposal does not have an unacceptable adverse impact on adjoining land.

Landscape/Trees

There are no significant or protected trees that would be affected by this proposal.

Highways/Parking

The proposal will not impact the access and parking arrangements to the dwelling.

Other Matters

As previously noted, Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The changes within this planning application involve roof and fenestration alterations only of the first floor extension approved within the planning decision referenced 20/02156/HOU. Although this proposal is a resubmission application, this assessment and planning decision would not prevent the previously-permitted scheme to be implemented.

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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** – Application Permitted, subject to the following conditions:

**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 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 further windows, other than those expressly authorised by this permission shall, at any time, be constructed on the first floor on the east elevation.

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

03 The development hereby approved shall be constructed in accordance with the following plans received:-

- Location & Block Plan dated 29 Oct 2020 (received 26 July 2021)
- Proposed Elevations received 26 July 2021
- Proposed Section received 4 Aug 2021

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

04 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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

**Informatives:**

1. In accordance with paragraph 38 of the NPPF (2021), 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,

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- 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: DM1, DM15, DM16, DM17

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. 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>

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7. Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information <https://www.winchester.gov.uk/building-control>