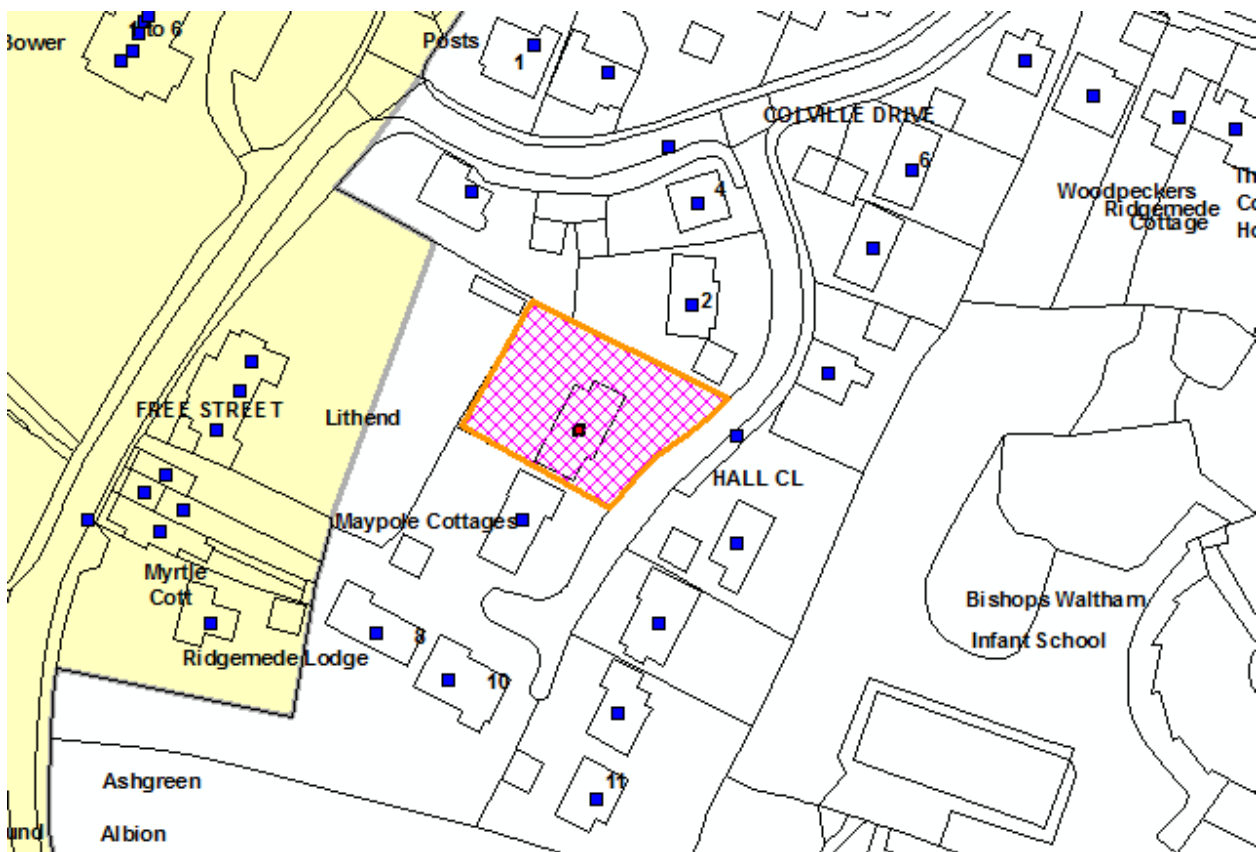


Case No: 18/00983/HOU
Proposal Description: Two storey/first floor side extension, conversion of garage to room, enlargement of porch, erection of new detached garage. Alterations to fenestration
Address: 4 Hall Close, Bishops Waltham, Hampshire, SO32 1LU
Parish, or Ward if within Winchester City: Bishops Waltham
Applicants Name: Mrs A F Hale
Case Officer: Liz Marsden
Date Valid: 19 April 2018

Recommendation:



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General Comments

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

Amended plans received on 12th July 2018, showed a reduction in the length of the garage from 6.75m to 6m and in height from 4.3m to 3.8m.

Site Description

The existing property is a detached, two-storey, house with an attached, single storey, double garage to the side, built as part of a development approved in 1984. It has a brick and tile construction with a pitched roof and set between 8-10m back from the road, which curves slightly around the site. The area to the front of the house is open plan, with no screening from the road, although a close boarded fence extends forward from the front of the house to enclose an area along the northern boundary. This fence is obscured along the section nearest the road by mature plants which form a tall hedge. There is a row of trees, covered by an area Tree Preservation Order (TPO), along the northern boundary to the rear of the house.

The ground levels of Hall Close slope gently downwards from north to south, so that the application site is set at a slightly lower level than the neighbouring property (No.2) to the north.

Proposal

The proposal is to build a small ground floor extension, to square off the footprint of the building, a first floor extension over the existing attached garage, as extended, and the conversion of the garage into a ground floor bedroom suite. A detached double garage is to be built along the northern boundary of the site, forward of the house, though still around 7m from the edge of the road. The garage is set a metre from the boundary fence with No.2, to the north, with the distance between the rear of the garage and the side elevation of No.2 being about 6.5m. The materials for both the extension and the garage are to match those of the existing house.

There is no alteration to the access to the site from Hall Close and there is sufficient room on the frontage of the site to provide turning and parking space for the required number of cars.

Relevant Planning History

No relevant planning history

Consultations

WCC Engineers: Highways:
No objection

WCC Head of Landscape: Trees
Initial objection raised due to lack of information or detailed plans showing impact on trees. Additional information in the form of an Arboricultural impact assessment and

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method statement has subsequently been submitted and providing the development is carried out in accordance with proposed protection measures it is acceptable.

Representations:

Bishops Waltham Parish Council

- No objection to the extension to the property but object to the proposed garage, the excessive bulk of which would result in adverse impact on the visual outlook and amenities of the neighbouring property and be detrimental to the street scene. Garage should be located in a more suitable area.

6 letters, received objecting to the application for the following reasons:

- Drawings of a poor quality
- Not enough consideration given to such a large building in close proximity to neighbour
- All garages in Hall Close are the same size and the proposal will be wider and deeper than these.
- Siting of the garage immediately adjacent to the main amenity space of No.2, which is the only part of the garden that receives a meaningful level of sunshine, will result in loss of outlook and light to this area, as well as the house.
- Better locations for the garage either adjacent to the garage of No.2 or alongside the converted garage.
- The garage is an imposing structure and will have an adverse impact on the street scene.
- Extension not in accordance with other house and would be too big.
- Out of character with others in the area.
- Overdevelopment of the site.
- Possibility of first floor accommodation in garage roof.

Following the submission of the amended plans 4 further comments were received from previous objectors. These did not raise additional issues, but commented that they did not consider that the amendments were sufficient to overcome their objections.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA1

Winchester Local Plan Part 2 – Development Management and Site Allocations
DM16, DM17, DM18, DM24

National Planning Policy Guidance/Statements:
National Planning Policy Framework 2018

Supplementary Planning Guidance
High Quality places SPD 2015
Bishops Waltham Village Design Statement February 2016

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Planning Considerations

Principle of development

The property is located within the settlement boundary and extensions to dwellings and ancillary buildings are generally acceptable, subject to there being no unacceptable adverse impact on the character and appearance of the area or neighbour amenity.

Design/layout

The existing house is a two-storey dwelling with an attached single storey double garage to the side. The proposal is to convert the existing garage to residential accommodation with a small extension at ground floor level to square off the footprint of the building. A full height first floor level would then be added over the entire new ground floor. This will result in a substantial building across nearly the full width of the site and the extension will not be subservient to the existing building. However, it has been designed so that there are gable ends to front and rear, minimising the overall length of the ridge. It is not considered that the extension will appear disproportionate or have an adverse impact on the character and appearance of the house.

The garage spaces are to be relocated into a detached building set at right angles to the house, in an area of the garden that is currently under-utilised and which extends along the northern boundary of the site towards the road. This area is currently fenced off and the land to the south of it and around the corner is planted with mature bushes which provide an attractive feature in the street scene. The garage has been located in order to retain as much of the existing boundary treatment as possible and the reduction in the overall length will assist in this.

Impact on character of area

Hall Close and other development off Colville Drive is characterised by good-sized detached houses of a similar design, though there is some variation in the size and location of garages with some, including No. 2 to the north of the site and No. 1 across the road to the east, having detached garages set to the front and side of the house. The new garage will not therefore be incongruous in this location to the detriment of the character and appearance of the area, particularly if the existing boundary treatment to the roadside is retained. It will be more visible in views looking north up the Close, but would be seen in the context of the dwelling and garage located to the rear rather than intruding into an open area.

The house is set back from the road in one of the larger plots within the Close. The extension will not result in a significant increase in the impact of the property to the extent that it will adversely affect the overall character of the area. There is some potential for the proposal to set a precedent, leading to other properties in the Close with attached garages seeking to extend in a similar fashion which, where they are set closer together could have a terracing effect, altering the existing spacious layout of the development. However, it is necessary to consider each proposal on its merits and in the current case, the distance and relationship of the application property to the adjacent house to the north would not result in an appearance of terracing and it is not considered that the extension would be harmful to the character and appearance of the area and a reason for refusal could not be sustained on this basis.

Impact on neighbouring properties

The extension will have little impact on the amenity of neighbours. It is set 7.5m from the boundary to the north and any potential for increased shading of the garden of No.2 is diminished by tall Scots Pines that are located along the boundary and are protected by a TPO. There are no windows in the proposed side elevation at first floor level and it will not therefore result in loss of privacy through overlooking. To the rear there is a dense screen of tall evergreens with the roof of a long garage block beyond them.

The primary impact on amenity would be as a result of the location of the new garage, which is roughly in line with the side of No.2 to the north. This property has a single storey, lean-to extension to the side, with a glazed door in its southern elevation facing the site, the upper parts of which are visible above the close-boarded fence along the site boundary. The position of the proposed garage will have an impact on the outlook from the window, though given the height of the fence this is already restricted, and will also affect the direct light to it. However, there is a small bank along this boundary, with No.2 being set at a slightly higher land level. It is proposed to set the garage at the lower land level, so that the eaves are almost level with the top of the fence (around 6.5m from the side elevation) and, with the roof slope going away from the boundary, the ridge will be nearly 10m from the side elevation of the neighbour. The plans of the garage have been amended to lower the ridge height by 0.5m by reducing the pitch of the roof and it is not considered that the impact on amenity through loss of light or outlook would be so detrimental as to justify a refusal on this basis.

Landscape/Trees

The extension at ground floor level will be no closer to the trees on the boundary, and the extension to the house will not encroach into their root protection area as illustrated on the plans submitted with the tree survey and arboricultural impact appraisal. Providing that the measures for the protection of the trees, as set out in the method statement, are followed the proposal will not result in the loss of or significant adverse impact on the trees that are shown to be retained.

Highways/Parking

The proposal will increase the number of bedrooms from 4 to 5, leaving the parking requirement unchanged at 3 spaces. The garage is sufficient to provide two spaces, and there is room to the frontage of the site for an additional space and turning.

Recommendation

Permission subject to the following condition(s):

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

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

3. 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 shall, at any time, be constructed at first floor level in the north east in the south east facing elevation of the extension hereby permitted.

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

- 4 i). Protective measures, including fencing and ground protection, in accordance with the submitted Arboricultural impact and method statement (DFC/18333) dated 22.06.18 and Tree Protection plan prepared by Dermot Cox, shall be installed prior to any demolition, construction or groundwork commencing on the site.
 - ii) The Arboricultural Officer shall be informed once protective measures have been installed so that the construction exclusion zone can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact telephone - 01962 848210.
 - iii) No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Arboricultural impact and method statement. Any deviation from the works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing by the Local Planning Authority.
 - iv) No development or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the sites and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.
 - v) A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

Reason: To ensure the protection and long term viability of retained trees and to minimise the impact of construction activity.

5. The development hereby approved shall be constructed in accordance with the following plans:

Location Plan dated 10.07.18
18/AH-2B – Proposed plans and elevations
18/AH- 3C – Proposed detached garage plan

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

Informatives:

01 In accordance with paragraph 38 of the NPPF (July 2018) 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.

In this case amendments have been sought to address concerns about the size and height of the garage.

02 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.

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

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA1

Winchester Local Plan Part 2 – Development Management and Site Allocations
DM16, DM17, DM18, DM24

04 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.

05 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.

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06 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.

07 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-ofconsiderate-practice>