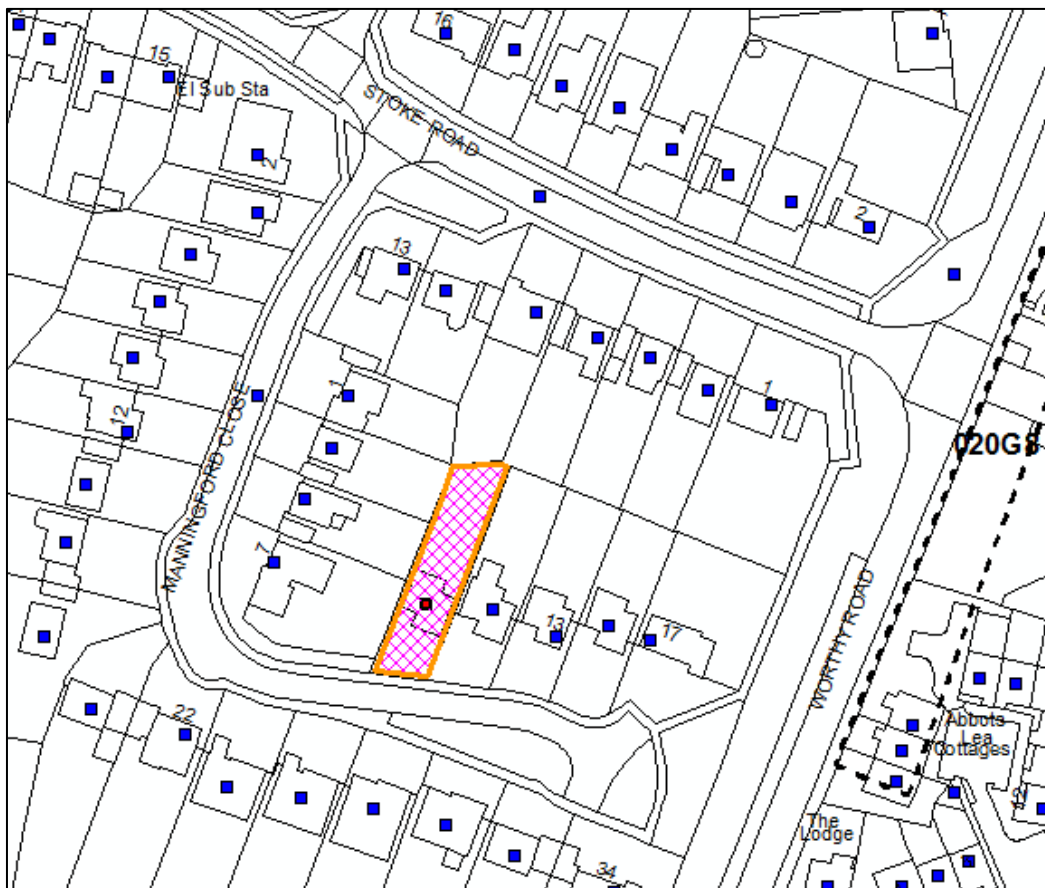


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Case No: 21/01780/HOU
Proposal Description: Two storey front extension, roof raising and conversion of garage, first floor side extension, two storey rear/side and single storey rear extensions; replacement roof, windows and finishes to external walls (amended drawings and proposal)
Address: 9 Manningford Close, Winchester, SO23 7EU
Parish, or Ward if within Winchester City: St Bartholomew
Applicants Name: Nicholas Jones
Case Officer: Marge Ballinger
Date Valid: 1 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: No



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General Comments

The application is reported to Committee per the number of objections received in opposition to the Planning Officer's recommendation.

An amended scheme was submitted for a further publicity period moving the front portion of the 2-storey extension from the eastern side to the western side of the dwelling (away from nearest neighbouring dwelling), and additional comments were received both for and against the proposal.

Site Description

No.9 Manningford Close is a 3-bedroom, 2-storey, dual pitched detached dwelling with a flat-roof front porch with an integral garage/utility along the side, and forward of the primary elevation. The dwelling is built of mixed buff brick with dark red/brown hanging tile to partial first floor front elevation of the 2-storey portion of the house, and a mix of stone and brick to the front entrance/garage ground floor projection, with white fascia/frames/doors.

The dwelling sits within a residential area off of Worthy Road in the Abbott's Barton area of Winchester. The dwelling is located near a cul-de-sac, and along the north side of the road, and where mature hedges, large trees and planting are established within the public views within the street. There is a pedestrian access from the end of the Close through to Worthy Road for movement to and from schools, buses, etc.

The dwelling sits in a site measuring 11.5m wide and 45m in length (approx. 477 sqm). There is a very high hedgerow along the western boundary, and smaller shrubs along the front. A low box hedge runs along the eastern boundary. There is existing hard-standing for up to 4 cars to park off-road as the drive measures approx. 8-9m in depth from the pavement. The road runs west to east into the end of the cul-de-sac with a slight decrease of ground slope. No.9 sits staggered with three other dwellings along the north side of the road while the dwellings along the south side are more linear.

The rear garden is well screened by the boundary trees and hedges with fence panels. Due to the staggered positions of the close, the rear elevation wall sits further forward (south) from the rear dwelling east (no.11). The site is also perpendicular to the rear gardens of the dwellings west (nos.3-7).

Proposal

The proposal is for a two-storey front extension, roof raising and conversion of integral garage, first floor side extension, two-storey rear/side and single storey rear extensions. The roof is to be replaced and updates to walls, window and door finishes throughout. The original drawings were amended to move the 2-storey portion of the front extension to the west side of the site, not exceeding the front line of the ground floor entrance/garage portion of the house.

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Relevant Planning History

- Residential Estate - WIR11022 & WIC4042 (PER 14th May 1964) Construction of roads and footpaths, erection of dwellings and site for old peoples' flats at Courtenay Road Winchester. Permitted development rights removed for 'all buildings of any type'.
- No.7 - 89/00831/OLD (W6113/01) - First floor extension and front porch
- No.13 - 88/02083/OLD (W10720) (refused) - First floor extension (over garage); appeal allowed
- No.26 - 00/02236/FUL - Extension of garage at front
- No.32 - 21/01735/HOU - Rear single storey flat roof extension; demolition of garage (no.32) and make good attached garage (no.34); 2-storey side extension; new canopy and storage extension to front elevation
- No.34 - 80/00334/OLD (W2034/01) - Erection of first floor extension to provide bedroom

Consultations

None

Representations:

City of Winchester Trust: Neutral position; noted that the application provides 'detail about the sustainability issues and the Trust welcomes this'.

Eleven letters received objecting to the original drawings; an additional eight objections to the amended drawings (19 total). Objections received were comments in regards to:

- The proposal removes a medium-sized house with garden space from its current supply
- Over-development; overbearing to the street scene
- Not in-keeping with the 'stylistic context' of the area; the siting and the position of the four similar dwellings along the north side of the road would be disrupted (the other three dwellings have retained original materials and/or similar appearance)
- Introduction of black/grey zinc within a portion of the proposal not in-keeping with the area; first floor flat roof design not in-keeping
- Potential glare if using zinc within roof
- Overbearing to neighbouring dwellings and intrusive upon the Close
- Reduction of natural light to neighbouring dwelling
- Overlooking (east side-facing windows)
- Loss of privacy due to new side access to rear (east boundary)
- No details of the air source heat pump
- No details of drainage or bin storage
- Potential to create a precedent for future development

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

- Lack of details on maintenance or cleaning near shared boundaries
- Comments regarding fire separation between dwellings, if a roof light can be realistically built, and lack of middle bedroom ventilation details (building regs)

Six letters of support received

- High-quality design would create visual interest; in-keeping with the 'progressive design ethos' of Winchester; design in-keeping with other modern renovations nearby

Relevant Planning Policy:

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

DS1 – Development Strategy & Principles

CP13 – High Quality Design

CP16 - Biodiversity

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

DM18 – Access and Parking

DM20 – Development and Noise

National Planning Policy Guidance/Statements:

National Planning Policy Framework (2021)

Other Planning guidance

High Quality Places SPD (2015)

Parking Standards 2002 (2009)

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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 Winchester (St Bartholomew Ward) and the principle of development is acceptable providing it complies with the relevant policies and material planning considerations

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 proposal is to extend an existing dwelling while retaining some its original design features and materials. This includes creating a new front-facing gabled elevation with a flat-roof extension over an existing garage incorporated with the design. The 2-storey element of the dwelling is proposed to come forward to just behind the existing front entrance/garage wall (approx 2.25m) and with a dual-pitched roof with angled-recessed windows both upper and lower floors. A similar buff brick will be framed along the front of the former garage and proposed entrance with a similar angle-recessed wall near the entrance. The garage portion of the building will have its roof raised for insulation purposes by 0.70m (from the original 2.5m up to 3.2m) and retain its flat roof with a front parapet wall of up to 3.4m. The use of a similar buff brick is proposed to match the existing while updating all windows/doors/roof to a dark grey colour frame. The roof tiles will be replaced with a seamed zinc roof.

The side first floor extension along the east side will be flat-roofed and sit back within a similar position of the existing main front elevation wall (approx. 2.25m back from the original garage front wall). This will be built of dark grey zinc cladding and to near the eaves height of the two-storey portion of the building. The dark grey is considered a recessive colour and will blend with the proposed zinc roof, giving the brick portions of the gabled extension more emphasis while the side extensions would appear recessive, sitting back behind the main portion of the dwelling.

The rear elevation is built with a similar design and proportion as the front elevation: the 2-storey extension will be within the original portion of the existing 2-storey gable built of a buff brick with its side extensions flat-roofed, dark grey zinc and recessed back slightly from the furthest rear wall. The ground floor is proposed to extend 5.4m out from the rear elevation wall, with the first floor 4m (stepped back from ground floor) and side flat-roof extension stepped back further (3m extension). Both ground and first floor will have its rear primary doors and windows partially-angled frame and recessed, similar to the front design.

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All brick and tiled walls will have an external insulation with new buff bricks added via a proprietary carrier rail system. The interlocking roof tile to be removed and replaced with a high-insulated dark grey zinc roof. All windows will be triple-glazed with dark grey frames. A new air source heat pump and electric charging points would be installed.

According to the High Quality Places SPD (Guideline E4), contrasting materials can be acceptable if the design is of high quality and is sensitively-related to the host dwelling and its context. In this proposal, the design is considered a modern adaption of an original 1960s design, and is considered to complement the original gabled and flat-roofed elements of the dwelling within the site.

Overall, the proposal is an acceptable contemporary design which borrows from the original form of the building and its neighbours with a modern approach. The alterations proposed are not considered to have a harmful impact to the character of the area or property in accordance to with Policies DM15 (Local Distinctiveness), DM16 (Site Design Criteria) and the High Quality Places SPD (Part 8 – Extensions).

Impact on Character of Area

Policies DS1, DM16 and DM17 refer to site design principles requiring all development to respond favourably to the character, appearance and variety of the local environment in terms of design, scale and layout; and not to have an adverse impact on adjacent sites by reason of overlooking, overshadowing or overbearing.

The proposal site sits within the portion of Manningford Close as it winds down east toward the cul-de-sac. The road and ground levels slope slightly down with the curve of the road, creating a staggered line of the dwellings along the north side of the road, as well as dropping ground levels headed west to east. No.9 therefore sits slightly forward of the adjacent dwelling to the east (no.11) and on slightly higher ground. However, the roadside west of no.9 has a very high, thick hedgerow (almost up to the first floor eaves height). Given the dominant relationship of the hedgerow to the roadside, the 2.25m front extension to the main portion of the dwelling, bringing it in line with its ground floor forward entrance, does not appear to be dominant or overbearing within the front garden's setting, or to the street scene. The remaining front garden forward of the front elevation is approximately 11m back from the pavement near the hedgerow.

Views from within the cul-de-sac, looking back up the road west in front of dwellings nos.9-15 have been considered. There is a consistent pattern of the dwellings and the staggered site lines are more obvious from further down within the cul-de-sac. However, some of the views are obstructed by large trees and planting along the roadside when viewing from longer distances. Only when forward of the adjacent no.11 dwelling is the front elevation of no.9 more visible. However, the proposed 2-storey element along the front does not come forward of the existing entrance/garage line, nearer the high hedgerow west. The first floor side extension in dark grey zinc will be visible from this angle, but will appear recessive within the context of the buff brick walls of the proposal. In order to maintain a high-quality finish, a condition will be added to approve the proposed brick cladding and the finished details of the zinc to the walls and roofs (Condition 5). The use of a more modern colour palette and design as a contrast to the

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existing dwellings is considered to add interest to the street scene and is not considered to have an adverse impact on the area's character, therefore complies with Policy DM16 of the LPP2.

While the existing street scene has been retained throughout the years, there have been a number of properties that have had extensions and materials alterations, including first floor extensions over garages. A dwelling within the cul-de-sac has received planning permission to amend its existing facing brick materials to light render with vertical cedar cladding, altering the existing buff brick finish. As each proposal is assessed on its own merit and context to each individual site, this proposal is not considered to set a harmful precedent to the area.

The dwelling as proposed includes 4 bedrooms with 2 additional study/office spaces. Technically the proposal can also be assessed as a 6-bedroom dwelling, so further consideration was given to the removal of the existing garage and its potential impact on off-road parking. The dwelling has at least 4 off-road parking spaces for a typical vehicle, and this will be maintained within the proposal, and therefore complies with Policy DM18 and the Parking Standards SPD.

The drainage of a development of this scale would be reviewed in the building control stage of the project. Due to the size of the gardens, there is sufficient space available within the site for bin storage that would not result to further harmful impacts to the area's character.

Impact on Neighbouring Amenities

Assessment with neighbouring dwelling east – no.11:

The nearest neighbouring dwelling no.11 shares the boundary with the proposal site. No.11 has a similar staggered front elevation, and its ground floor entrance/garage sits back from no.9's existing garage by 2.45m approximately and the 2-storey elevation set back 4.8m approximately. The existing relationship demonstrates a ground floor building of no.9 forward of the recommended 45-degree angle line from the existing front lounge window to no.11 (when measuring horizontally).

The front extension: The original proposed drawings were amended to move a front 2-storey extension to the west boundary to avoid overbearing and overshadowing impacts to no.11, and alterations to the existing garage were reduced to just raising the roof for insulation (0.70m approximately). The 2-storey front extension will be just over 7m away from the centre of the window to no.11 when measuring both vertically and horizontally from a 45-degree angle. The scale of the 2-storey front extension does not result in a harmful impact to the adjacent dwellings in regards to overbearing and overshadowing.

The east (side) extension: The proposal includes an extension above the existing garage that is set back of the front wall by 2.3m approximately, to a total 5.5m height approximately with a flat roof and cladded with buff brick to ground floor and dark grey zinc cladding at first floor. The existing garage would have its roof raised by approximately 0.70m for insulation when converted, and a slightly higher parapet wall

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along the front. No.11's ground floor front lounge window measures approximately 3m wide x 1.5m high, and due to ground level changes, sits below the existing garage structure. It is expected that a portion of the sky views out from inside no.11 will be removed when viewing from a seated position inside no.11, but the proposed extension will not breach the existing side elevation wall, maintaining the existing 4.75m gap in front of the lounge window. The raising of the roof to 0.70m is not considered to demonstrate a significant difference to the existing relationship. Therefore the side alterations are not expected to have an adverse impact on overbearing or to natural light into the room given the size of the window. The front garden to no.11 is not currently used for outdoor seating as its primary outdoor amenity space is within the rear garden, so no adverse overbearing impacts are expected to the front garden. There is an existing side access to no.11's rear garden via a gate toward the boundary, so moving the side access to no.9 to the east boundary is not considered to have an adverse impact to the privacy of no.11 as this portion of the garden is within public views and will be used for rear access or to a proposed side utility room. (The primary access would remain to the front of no.9.) The proposed side-facing windows within the east elevation are noted within the drawings as obscure-glazed, and a condition will be added (Condition 7) to ensure these windows are both obscure-glazed and non-opening to avoid any potential overlooking impacts.

The proposed door along the east elevation will add a secondary access into a utility room. As mentioned above, this portion of the dwelling is within public views, so including a secondary access within this portion of the garden is not expected to have a harmful impact on the privacy of the adjacent property.

The east side and rear extensions at ground and first floor: No.11's existing dwelling is stepped in compared with the existing depth of no.9. The proposed first floor east side extension will align approximately with the rear 2-storey depth of no.11. The proposed rear extensions are staggered, so the gable portion of the proposal will come forward of the side extension of approximately 1m. The proposed ground floor will extend approximately 1.45m further out from this building line and does not exceed the furthest rear wall of no.11's rear extension. The rear and ground floor extensions are not expected to have any overbearing or overshadowing impacts to the rear primary amenity spaces to no.11. The properties benefit from screening via an existing hedgerow, and a condition will be added to protect and retain hedges for privacy purposes (Conditions 2-3).

Impacts to the dwellings west (dwellings no.5, no.7):

The west side elevation has a shallow projection out 0.60m in depth and 2.6m in length from the existing first floor west side wall. This will increase space and natural light to a bedroom with its cantilever design. The proposed 2-storey alterations along the rear will be built east of no.7 and no.5's rear gardens, but these alterations will be approximately 15m from rear walls of these dwellings. Therefore no further overbearing or overshadowing impacts are expected to primary amenity spaces of these dwellings. The proposed side-facing window at first floor is noted as obscure-glazed, and a condition will be added to avoid no further impacts to the dwellings west of the site (Condition 7). The ground floor portion of the rear extensions will wrap toward no.5's rear garden, but will be approximately 3.4m in overall height and is not expected to create any harmful impacts with its limited height.

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The proposal includes the installation of an air source heat pump. As the details of the heat pump have yet to be finalised, a condition will be added to approve the details prior to works commencing (Condition 4). This condition will ensure the installation and running of the pump will not impact neighbouring amenities in order to comply with DM20 (Development and Noise).

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. However, it will be important to retain and protect the existing hedgerows that provide screening between the dwellings, so a condition will be added to obtain a landscape protection plan with a potential construction exclusion zones (CEZ) noted to approve prior to construction commencement (Condition 2). A hedgerow retention condition will also be included to maintain the existing screening between dwellings (Condition 3).

Highways/Parking

The dwelling has at least 4 off-road parking spaces, and no further alterations proposed to its existing access, and therefore complies with Policy DM18 and the Parking Standards SPD.

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. Some of the objections received fall outside the remit of planning, but may be considered during the building control stage of the development (i.e. fire safety, ventilation, viability of building a roof light). The proposal is to extend an existing dwelling, so details such as bin storage, drainage and property maintenance are not a consideration within this proposal as it assumed that these works will continue as existing.

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.

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Recommendation – Approval, 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. Hedge Protection Zone

- A Landscape Assessment and a Hedge Protection Plan shall be submitted and approved by the Local Planning Authority prior to any demolition, construction or groundwork commencing on site.

- Any temporary hedge protection fencing will not be removed until all construction works have been completed.

Development must then continue in accordance with the approved details.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

3. If any hedgerow or vegetation to the boundaries to the site is removed, uprooted, destroyed or dies as a result of the development hereby approved, replacement trees/vegetation shall be planted at the same place of similar size and species within the next available planting season.

Reason: To maintain the tree/vegetation cover and the contribution that trees/vegetation make to the character and amenity of the area.

4. Details of the installation method, location, operation and noise levels of the air source heat pump shall be submitted and approved in writing by the Local Planning Authority prior to installation.

The equipment shall be installed and maintained in accordance with the approved scheme.

Reason: To protect the amenities of the occupiers of nearby properties.

5. The development shall not commence above damp proof course level until a full material schedule has been submitted to and approved in writing by the Local Planning Authority. The submitted schedule must specify in detail the proposed materials and

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methods, supplemented by labelled samples, to be agreed in writing by the Local Planning Authority prior to the relevant parts of the works commencing.

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

6. 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, other than those expressly authorised by this permission shall, at any time, be constructed within the first floor on the east or west elevations (sides).

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

7. The first floor window of the west elevation and all ground and first floor windows of the east elevation (sides) of the first floor extensions hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, and remain non-opening (fixed), and the glazing/non-opening shall thereafter be retained in this condition at all times.

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

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

- Location Plan received 1 July 2021
- Proposed Site Plan, drawing 2130/P02 rev A dated June 2021
- Proposed Ground & First Floor Plans, drawing 2130/P04 rev A dated May 2021
- Proposed Front/South Elevation, drawing 2130/P05 rev A dated May 2021
- Proposed Rear/North Elevation, drawing 2130/P06 dated May 2021
- Proposed Side/East Elevation, drawing 2130/P07 rev A dated May 2021
- Proposed Side/West Elevation, drawing 2130/P08 rev A dated Sep 2021

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

Informatives:

1. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement

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action being taken by the Council. The submitted details should be clearly marked with the following information:

- The name of the planning officer who dealt with application
- The application case number
- Your contact details
- The appropriate fee

Further information, application forms and guidance can be found on the Council's website
- www.winchester.gov.uk.

2. 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,
- 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.

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

Local Plan Part 1 Joint Core Strategy: DS1, CP13a

Local Plan Part 2: DM1, DM15, DM16, DM17, DM18, DM20

4. 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.

5. 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>

6. 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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7. 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>

8. 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>

9. The applicant should note that this permission does not give any property rights to building on or encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.