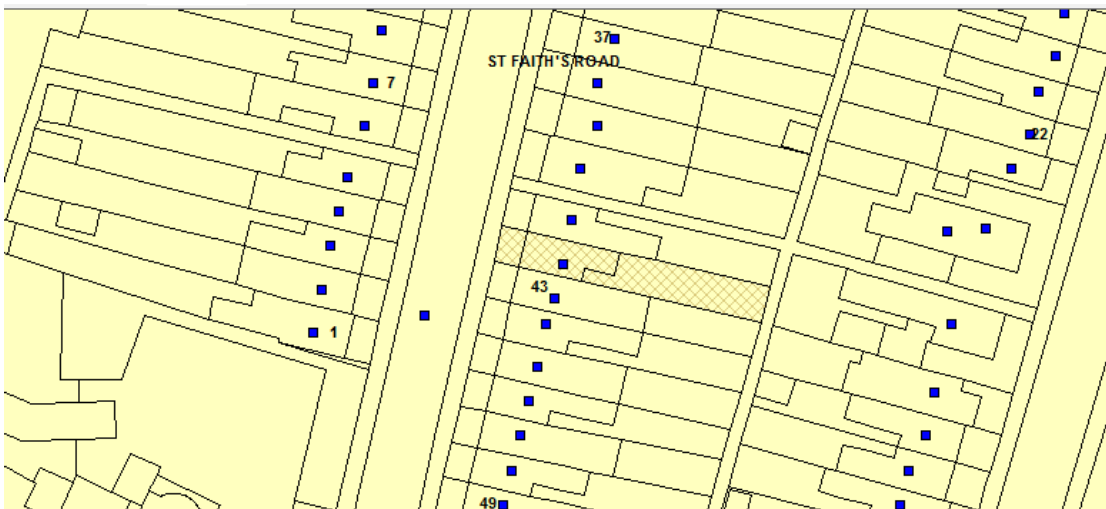


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 21/02107/HOU
Proposal Description: TWO STOREY REAR EXTENSION, LOFT DEVELOPMENT INCLUDING REAR DORMER PLUS ASSOCIATED ALTERATIONS TO DWELLING
Address: Habayita, 42 St Faiths Road, Winchester, SO23 9QD
Parish, or Ward if within Winchester City: St Michael
Applicants Name: MR & MRS FREDDY BEER
Case Officer: Rose Lister
Date Valid: 6 August 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 due to the number of objections received contrary to the Officer's recommendation.

Site Description

The site is a terraced house within the Winchester Conservation Area. The area has been subject to various developments that have eroded some of the features within the area such as the introduction of dormer windows, roof lights and rear extensions. The front elevations are for the most part untouched with the exception of some roof lights where loft conversions have taken place.

Proposal

The proposal is for a 2 storey rear extension, 2 roof lights to the front elevation and enlargement of a dormer window.

Relevant Planning History

- 06/00286/FUL - Loft conversion with 1 no. rear dormer – permitted 02.03.2006
- 21/00314/HOU - two STOREY REAR EXTENSION, LOFT DEVELOPMENT INCLUDING REAR DORMER PLUS ASSOCIATED ALTERATIONS TO DWELLING. – withdrawn 23.07.2021

Consultations

Service Lead for Built environment: Historic Environment

Objection. The form and mass of the proposed dormer window would disrupt the rhythm of the rear elevations of the terrace to the detriment of the conservation area.

The ground floor extension should be presented in context of others in the area to fully appreciate the roof form and height.

The proposed first floor extension would result in an awkward roof form and sever the property from its twin at no41 to the detriment of the Conservation Area and views from Clausentum Road and the rear ginnels.

The proposal would result in harm to the character and appearance of the conservation area due to form and massing.

Representations:

City of Winchester Trust objected to the proposal for the following reasons:

- Proposed development is overlarge
- Out of keeping with the existing building
- Out of keeping with Character of the area

12 letters received from 7 addresses objecting to the application for the following

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reasons:

- Impact on existing building
- Impact on Conservation Area
- Bad design
- Size, mass, scale
- Loss of light
- Over looking
- Overbearing
- Inappropriate use of materials

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

- Would build on the party wall
- Would set a precedent
- Plans do not have measurements on

Relevant Planning Policy:

Winchester District Local Plan Part 1 – Joint Core Strategy
DM1, MTRA1, CP13, CP16, CP19, CP20

Winchester Local Plan Part 2 – Development Management and Site Allocations
DS1, DM1, DM15, DM16, DM17, DM27

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
High Quality Places SPD

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 development is situated in the settlement boundary of Winchester, where the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Impact on Property and character of area

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Key Issues

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 12).

The proposal would see an enlarged rear dormer, rear extensions and two roof lights to the front elevation.

St Faith's Road forms part of the St Cross Character Area of the Winchester Conservation Area. This is a street of well-designed and characterful Edwardian houses in red brick with slate roofs and painted timber windows. Architectural detailing includes features such as barge boards, eaves brackets, ridge tiles and finials. Whilst at first glance the houses on each side of the road appear to be very similar, on more detailed inspection it is clear that there are a distinct number of subtle variations, which amplify the richness and visual interest of the building stock. The overall effect from the street is of a harmonious whole, which is not bland or overly repetitive. This architectural quality and character has been compromised in recent years / decades by the inclusion of roof lights in the front pitches, to serve numerous loft conversions.

It is therefore considered that the proposed roof lights to the front elevation would be in keeping with the character of the area. This element of the proposal is therefore considered to be acceptable.

The rear elevations of the terraced groups are visible in glimpsed views from surrounding roads, such as Clausentum Road, and from the grid of narrow ginnels which run behind the houses on these two streets. The piecemeal accumulation of unsightly and over-scaled rear dormer windows has compromised the historic form and character of the rear of the terrace. However, the characteristic rhythm of two-storey rear wings largely survives. In places where these rear wings have been altered or extended, nonetheless, there remains a clear hierarchy in form and scale between the wing and the main house, which is characteristic of buildings of this age & type.

The proposed ground floor extension is not considered to be visible in the street scene and only in glimpses from the rear ginnels. The hipped roof would be lower than others in the area to prevent disruption to the existing rear windows and would extend approximately 5m to match other extensions in the immediate area. Concerns have been raised in relation to the roof form. It is considered that the proposed roof form would be lower than either of the neighbouring extensions and therefore it is not considered that the proposal would result in a harmful roof form to the detriment of the host dwelling or the character of the area. This element is considered to be acceptable.

The proposed first floor extension would extend approximately 2.5m and would be set down with a dual pitch roof. Concerns have been raised in regard to the roof form and the loss of rhythm along the rear elevations of the group as a whole. It is considered that the form of the original building would still be visible therefore maintaining elements of the historic building rhythm that has been lost in neighbouring properties that have similar development. The scale and mass of the proposal is in keeping with the existing and other dwellings in the area. It is therefore considered that this element of the application is acceptable.

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It is noted that objections have been raised in relation to the scale and mass of the proposed dormer. It is considered that a majority of dwellings in the vicinity have loft conversions resulting in large dormer windows that fill the rear roofscape along the road. Therefore, while the proposed dormer is considered to be dominating in the roofscape this would not be out of keeping with the current character of the area. The proposed materials would be standing seam zinc providing a contemporary contrast to the existing materials which is considered to be acceptable.

Therefore, the proposed development would preserve the character, appearance and historic interest of the Conservation Area in accordance with general duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of that area and in compliance with DM27 of LPP2, CP20 of LPP1 and para 16 of the NPPF and the historic environment section of the Planning Practice Guidance.

It is therefore considered that the proposal would maintain the significance of the Conservation Area and comply with policies CP13, CP19 and CP20 of the Local Plan Part 1 and policies DM15, DM16, DM17 and DM27 of the Local Plan Part 2.

Impact on neighbour amenity

The proposed development will be visible from the neighbouring properties. Concerns have been raised in regard to overlooking, overbearing and loss of light.

The application site is a terraced dwelling in a densely occupied area of Winchester. It is considered that the area has been subject to loft conversions over the years resulting in mutual overlooking that would be expected in an urban environment. The proposed dormer would have one additional window to serve a cupboard. It is considered that this space would not be a habitable room therefore a condition requiring the window to be obscure glazed and retained in that state is recommended (condition 4). The proposal would also see a new window on the side elevation of the first floor to serve the bathroom. It is considered that this would be obscure glazed however a condition has been included to ensure this and prevent overlooking (condition 4).

Therefore it is not considered that the proposal would result in harmful levels of overlooking.

In regard to loss of light it is considered that the first floor element of the scheme would extend approximately 2.5m to the rear. The neighbouring window, that serves a bathroom, is close to the boundary. The site is located to the south of the neighbour at number 41. It is considered that due to the layout of the buildings the majority of light is received in the morning. The proposal would result in a limited reduction of light in the afternoon and evening however this is considered to be to an acceptable degree. The application is therefore considered to be acceptable in this respect.

Concerns have been raised in regard to overbearing. It is considered that the ground floor element of the proposal would be in keeping with the size, mass and scale of the neighbouring developments on either side of the application site. The proposed first floor extension would be set back from the proposed ground floor by approximately 2.4m presenting a sufficient set back to reduce the bulk and any overbearing impact on the neighbouring properties.

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It is therefore considered that the proposal is in accordance with policies DM17 of the 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

The proposal accords with the Development Plan and the following policies DS1, CP13, DM1, DM15, DM16, DM17 and the High Quality Places SDP.

Recommendation

Permit 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:

- Drawing Number 004N
- 'Location Plan' Submitted to the Local Planning Authority 06.08.2021
- 'Site Plan' Submitted to the Local Planning Authority 06.08.2021

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

03 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified in section 5 of the submitted application form.

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

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04 The windows on the first floor south elevation serving the bathroom and the second floor east elevation serving the closet as shown on the approved plan 004N of the development hereby permitted must be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and the glazing shall thereafter be retained in this condition at all times

Reason: To protect the privacy of the adjoining property and to prevent overlooking.

Informatives:

1. 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.

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

Local Plan Part 1 Joint Core Strategy: DS1, MRTA1, CP13, CP19, CP20

Local Plan Part 2: DM1, DM15, DM16, DM17, DM18, DM27

3. In accordance with paragraph 38 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.

4. 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 on this please refer the Construction Code of Practice
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>