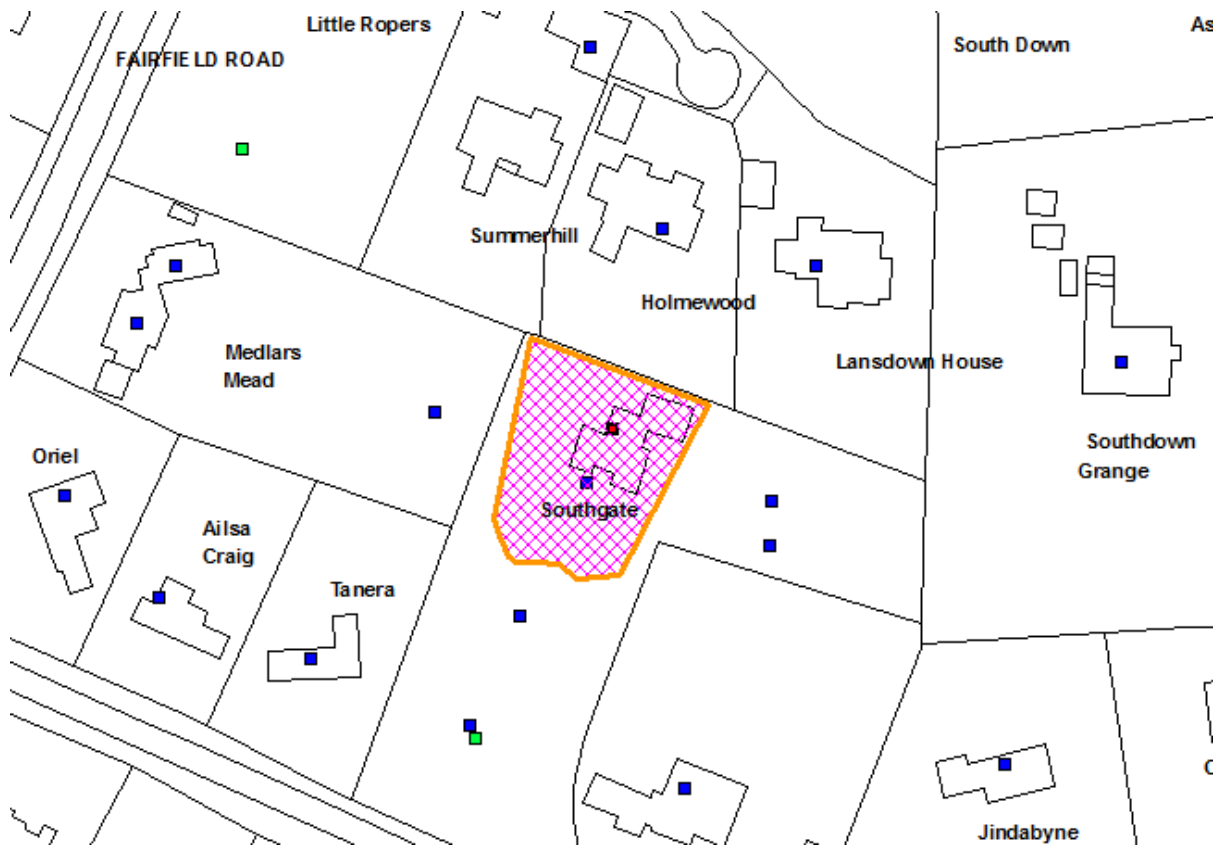


Case No: 18/01463/FUL
Proposal Description: Alterations and additions to Plot 3, Southgate, Cross Way, Shawford, SO21 2BZ.
Address: Southgate Cross Way Shawford SO21 2BZ
Parish, or Ward if within Winchester City: Compton And Shawford
Applicants Name: Mr Doswell
Case Officer: Mrs Katie Nethersole
Date Valid: 13 June 2018

Recommendation: Application Permitted



© Crown Copyright and database rights Winchester City Council License 100019531

Case No: 18/01463/FUL

General Comments

Application is reported to Committee due to the number of objections received contrary to the officer's recommendation.

Site Description

The site is located within the settlement boundary of Shawford and in the residential area of Southdown which is characterised by large detached houses in spacious plots set behind mature planting. Permission was granted by Planning Committee last year for the demolition of the existing dwelling and the construction of 5 new dwellings. These are currently under construction and the application is for some changes to Plot 3 to the rear of the site. The dwelling is accessed from a shared driveway that serves Plots 2 – 5, with a separate access for plot 1. To the boundaries of the site is a mixture of close boarded fencing and mature trees and hedging.

Proposal

It is proposed to extend the attached garage to provide a boot room and utility room and to change the approved roof lights in the front elevation to two dormers and a central roof light, and two new small roof lights to the rear elevation.

Relevant Planning History

98/00855/FUL - 1 No four bedroom detached house and new vehicular access. REF 7th July 1998.

04/02211/FUL - First floor extension over existing garage to create a granny annexe with 3 no. dormer windows to front and 2 no. velux rooflights to rear. PER 12th October 2004.

10/01507/FUL - New detached house and double garage in the garden of Southgate. PER 25th March 2011.

15/00493/FUL - Erection of 1no dwelling with detached double garage incorporating guest room. WDN 20th May 2015.

15/02176/FUL - (RESUBMISSION) Erection of new dwelling and detached garage with guest room above.. PER 5th July 2016.

16/02071/FUL - Demolition of the existing house at Southgate and the construction of 2 five bed dwellings, 2 three bed dwellings and 1 two bed dwelling with associated parking and landscaping (AMENDED DESCRIPTION) (AMENDED PLANS RECEIVED 7th FEBRUARY 2017). PER 31st October 2017.

18/00383/NMA - Non-Material Amendment to 16/02071/FUL; Chimney stacks lowered on all dwellings, 2 no. of chimney stacks removed from Plots 1 and 3, Rear French doors to Plots 1, 2 and 3 replaced with windows, additional first floor high level opaque window to side elevation of plot 2, additional false ground floor window to side elevation of plot 2, additional first floor side window to side elevation of plot 3, additional false ground floor window to side elevation of plot 3. (AMENDED DESCRIPTION). ACCEPT 18th April 2018.

Case No: 18/01463/FUL

Consultations

No consultations carried out

Representations:

Compton and Shawford Parish Council

- None received at time of writing.

7 letters received objecting to the application for the following reasons:

- Concern about the additional dormers to the front elevation – overlooking and loss of privacy
- overdevelopment

0 letters of support received.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA3, CP13

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

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Compton and Shawford Village Design Statement

Other Planning guidance
None

Planning Considerations

Principle of development

The dwelling is situated within the settlement boundary of Shawford and therefore the principle of development is acceptable. The following planning policies are relevant.

MTRA3 of the LPP1 allows for new development provided that it is appropriate in scale and design and should conserve the settlement's identity.

CP13 of the LPP1 seeks to ensure that new development is high quality.

DM16 of the LPP2 seeks to ensure that new development responds positively to the character, appearance and variety of the local environment in terms of its scale, design and layout.

DM17 of the LPP2 allows for new development provided that it does not have an

Case No: 18/01463/FUL

unacceptable adverse impact on adjoining land or property by reason of overlooking, overshadowing or by being overbearing.

The Compton and Shawford Village Design Statement (2011) provide guidance on settlement pattern and design. It also sets out that all new development should be contained within the settlement boundary.

Design/layout

It is proposed to make changes to the garage and roof of Plot 3 which is the middle plot to the rear of the site. It is currently under construction as part of a larger development of the site as permitted by 16/02071/FUL. The main changes are to increase the size of the attached garage, change the permitted roof lights in the front elevation to dormers and two new small rooflights to the rear elevation.

The garage will measure approx. 8.62 metres wide by 8.54 metres in depth and 5.71 metres in height which is an increase from the original plans (approx. 6.69 metres wide, 6.59 metres depth and 4.75 metres high). This is to incorporate a separate boot room and utility room within the footprint of the garage.

To the second floor an internal rearrangement to create two en suites to serve each bedroom on this floor means that two new dormers (one for each room) are proposed to create additional floor space to make room for the additional bathroom facilities. Two small roof lights are proposed to provide light to the en suites.

It is considered that the overall design of the dwelling will remain as permitted and the proposals will not have an adverse impact on the overall design and layout of the development as a whole.

Impact on character of area

As the changes proposed relate to the dwelling at the rear of the site it is not considered that they would have any adverse impact on the overall character of the area.

Impact on neighbouring property

Whilst it is appreciated that the proposed dormers to the front elevation will have some impact on the future occupiers of Plot 1, considering there is a distance of approx. 36 metres between the front of plot 3 and the rear of plot 1, it is not considered that there would be any unacceptable level of overlooking.

Added to this there is a distance of approx. 41 metres between the proposed dormers and Tanera so it is not considered that there would be any unacceptable levels of overlooking.

The roof lights proposed to the rear are not considered to cause any overlooking as these are small and high up in the roof plane and will serve en suites.

The changes proposed to the garage are not considered to have any adverse impact on the neighbouring properties.

Highways/Parking

The garage will still provide the same amount of parking space as previously approved so the changes are not considered to have any impact on highways or parking.

Case No: 18/01463/FUL

Conclusion

In conclusion it is considered that the proposed changes will not have an unacceptable impact on the neighbouring properties and are compliant with the relevant policies. Therefore the application is recommended for approval.

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.

01 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 carried out in accordance with the following plans:

Drawing no. 7287/1/D100 Proposed Site Plan
Drawing no. 7287/1/E103 Existing Elevations
Drawing no. 7287/1/E101 Existing GF and FF Plans
Drawing no. 7287/1/E102 Existing Roof level and Roof Plan
Drawing no. 7287/1/E100 Existing Site Plan
Drawing no. 7287/1/D103 Proposed Elevations
Drawing no. 7287/1/D101 Proposed GF and FF Plans
Drawing no. 7287/1/D102 Proposed Roof level and Roof Plan
Drawing no. 7287/1/L1 Site Location Plan

02 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) , 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.

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:-

Case No: 18/01463/FUL

Winchester Local Plan Part 1 - Joint Core Strategy: MTRA2, MTRA3

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations:
DM16, DM15

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.

06 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>