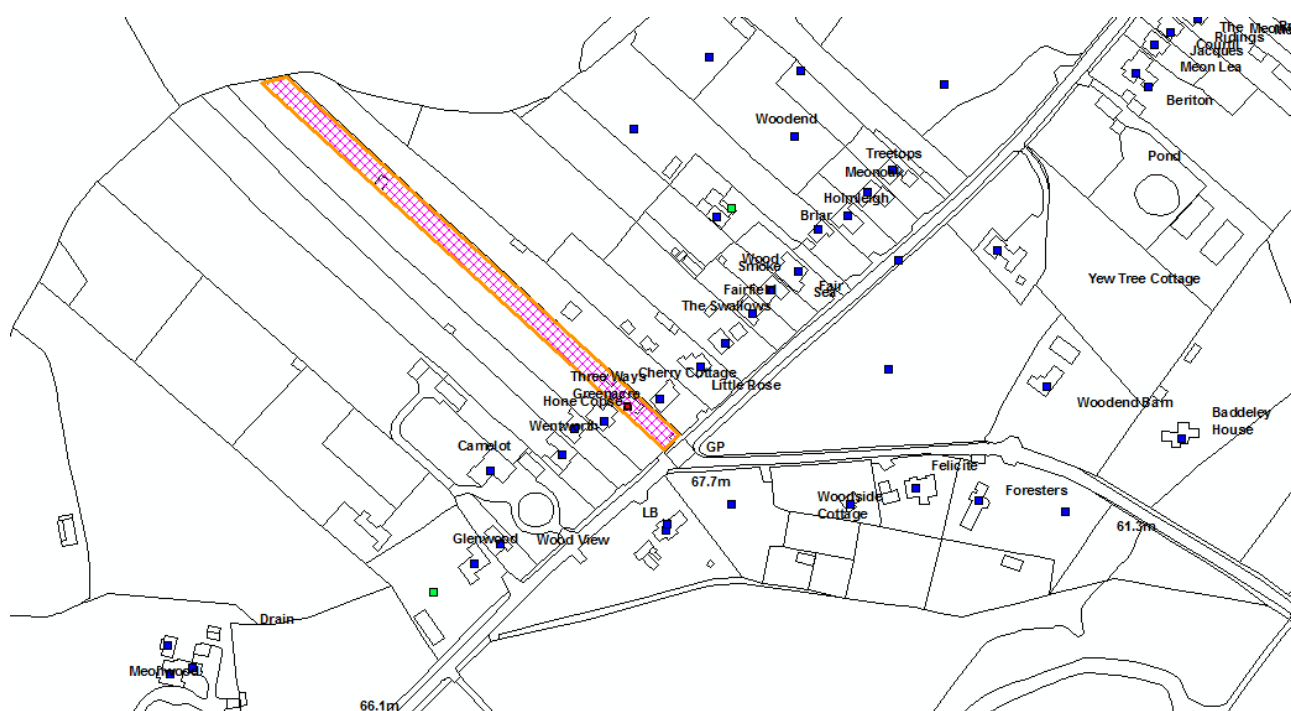


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**Case No:** 20/02207/HOU  
**Proposal Description:** (Amended Plans and Description) Single storey and two storey front and rear extensions  
**Address:** Threeways, Heath Road, Wickham, PO17 6LA  
**Parish:** Soberton Parish Council  
**Applicants Name:** Mr Kevin Lamport  
**Case Officer:** Cameron Finch  
**Date Valid:** 9 October 2020  
**Recommendation:** Application Permitted

**Link to Planning Documents :** <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

**Pre Application Advice:** Provided by WCC for 'Annexe, front and rear extensions' in June 2020.



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**General Comments**

The application is reported to Committee due to the number of comments received contrary to the officer recommendation.

The proposal submission has been reduced in scope to remove the proposed outbuilding from the consideration under this current planning application. As such, drawings showing the proposed outbuilding plans (602/07/105) and proposed outbuilding elevations (602/07/106) have been superseded. The drawing labelled 'Site Location Plans' with reference 602/07/100 has been retained under the consideration of this application and shows the location of a proposed outbuilding for indicative purposes only. This indicative layout is representative of the outbuilding which could be built on site and benefits from a Lawful Development Certificate (reference: 20/01595/LDP). Notwithstanding the location plan (602/07/100 REV B), this consent does not give planning permission for a residential outbuilding within the rear garden of the dwelling.

The proposal was amended (20.07.2021) removing the proposed rear extension and proposed garage extension to the front. The existing dormer window was re-clad to match the proposed front extension. A further amendment was submitted (07.09.2021) proposing a more modest two storey rear extension, utilising a flat roof and materials to match, over the existing ground floor footprint. Neighbouring dwellings and interested parties were consulted regarding each amendment to the application.

**Site Description**

Threeways is a four bedroom detached property located to the South West of Soberton Heath, a village with no defined settlement boundary. The property is situated near the junction of Heath Road and Liberty Road in an area which is semi-rural in character. The surrounding development is linear in form and generally consists of low density, detached houses set markedly back from the road. The application site is visible from the public realm and is relatively flat, featuring a drainage course between the front boundary and the road.

Threeways is set back within the plot, allowing a large front garden and parking area to the front and markedly extends to the rear, allowing an expansive rear garden within this relatively narrow plot. The existing dwelling is a chalet style bungalow which provides living accommodation across the ground floor and the four bedrooms within the roof space which has been expanded through the provision of large front rendered dormer windows and a rear tile hung dormer window. The property has extended at the ground floor through the addition of a conservatory to the rear. The property is built of brick and off white render, interrupted by white UPVC windows and doors below a dark grey concrete tiled roof.

The current boundary treatment is open to the front of the dwelling whilst feather board timber fencing is provided to the immediate rear of the dwelling at either side, as the plot extends the boundary treatment is comprised of low level chain-link fencing and sporadic vegetation. Provision for parking consists of an existing garage to the rear of the property accessed by a driveway which runs from the gated front access alongside the North Eastern side of the dwelling which is used as a parking apron.

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## Proposal

The proposal is for a two storey extension to the front of the existing property and a two storey rear extension in order to create additional living space. Whilst the proposals retain and extend the existing property, they represent a distinctive change in appearance to the dwelling through the removal of the existing dormer windows and extension to create a gable roof form. The resultant property retains four bedrooms. To the front, a gable feature is created by extending forward above the existing projection, replacing the existing dormer window and a porch overhang is created along the Southern side of this elevation.

To the rear, a flat roofed first floor extension is proposed above the existing ground floor footprint. The proposed development does not enlarge the external footprint of the host dwelling. The walls of this element use a vertical timber cladding finish and seeks to harmonise with the dwelling by replacing all windows and doors with grey fittings.

The proposal does not seek to amend the existing access or density on site, retaining a single dwelling on site for residential use.

## Relevant Planning History

20/01595/LDP (LDCPER - 04.09.2020) Erection of gym and garage outbuilding incidental to Threeways.

The proposal site benefits from a Lawful Development Certificate for the proposed erection of an outbuilding on site for incidental use. The site benefits from permitted development rights which remain intact and allow for such buildings under the assessment of criteria within Schedule 2, Part 1 Class E – *buildings etc incidental to the enjoyment of a dwellinghouse* of the General Permitted Development Order (2015)(as amended). Construction of this outbuilding is currently in progress.

## Consultations

### Service Lead Environmental Services - Drainage

The site is within Source Protection Zone 1 and a permit may be required for the foul drainage by the Environment Agency. This response recommends that a package treatment plant and drainage field would be the most sustainable method, however slow percolation test results could result in an alternative drainage solution such as a cesspool. The response also recommends that details should be provided to the Local Planning Authority in the absence of such permit.

## Representations:

Soberton Parish Council Response:

Request for the inclusion of the following conditions if planning is to be approved:

1. "Foul Drainage - the provision of a new onsite sewerage treatment plant

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2. Surface water - the replacement on site of old clay land drainage with new perforated land drains to the existing surface water pipe and the front ditch
3. Boundary treatment - the erection of new fencing 2 metres high on both the north and south boundaries."

16 letters received objecting to the application from 14 households for the following reasons:

- Impact of first floor living accommodation upon amenity of neighbouring properties by overlooking
- Overbearing roof structure
- Overlooking impact of first floor living accommodation
- Overlooking impact of ground floor side facing window
- Overdevelopment of the site
- Impact upon surface water drainage and flooding
- Use of rear stairway entrance
- Impact upon Adjoining Highways

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

- Comments relating to the superseded outbuilding which is no longer part of the consideration of this current application.
- Comments relating to the suitability of the approved Lawful Development Certificate
- Over occupation of the dwelling

Neighbours were consulted regarding the amended scheme received 10.07.2021 and 2 objections were received for the following reasons:

- First floor front extension is high and could cause overbearing and overshadowing impacts to neighbours.

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

- Comments regarding the superseded outbuilding which is no longer part of the consideration of this current application.

Neighbours were consulted again for the amendments received on 07.09.2021 and 2 letters of objection were received from adjoining neighbours maintaining their objections to the height of the proposed front extension.

No letters of support received.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy (2013):  
DS1 – Development Strategy and Principles

CP13 – High Quality Design

CP16 – Biodiversity

CP17 – Flooding, Flood Risk and the Water Environment

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MTRA1 – Development Strategy Market Towns and Rural Areas

MTRA4 – Development in the Countryside

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

DM1 – Location of Development

DM3 – Small Dwellings in the countryside

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM23 – Rural Character

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Soberton Village Design Statement (2002)

High Quality Places SPD (2015)

Car Parking Standards SPD (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 development falls in land designated within the countryside where there is a general presumption against new development in the countryside but where policies allow for extensions to existing properties subject to the criteria set out in policy DM23.

The existing dwelling has a gross external floor space in excess of 120m<sup>2</sup>. Therefore, the size restraint element of policy DM3 of the WD Local Plan Part 2 (2017) does not apply.

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Design/layout

The proposal seeks to construct a two storey rear extension with a flat roof matching the existing dormer windows. The additional space to the rear is provided above the existing ground plan form with the first floor extension replacing the existing rear sloping roof and dormer window. The proposed extension seeks to incorporate both the render and roof finish to match the existing property and timber cladding within the first floor fascia which is considered to appropriately contrast the existing dwellinghouse.

The front extension seeks to provide a new porch overhang and first floor gable extension. The proposed front extension maintains the ridge height of the existing dwelling and does not increase the height of the dwelling overall. The first floor form is consistent with the materials and fenestration below, ensuring that a harmonious relationship with the existing dwelling is maintained. It is also considered that the design of the proposed front extension considers the character and appearance of surrounding neighbouring dwellings within the immediate street scene, utilising a similar design form and material palette. Based upon the above assessment, the proposed development is compliant with Policy DM15 – Local Distinctiveness and Policy DM16 – Site Design Criteria of the Winchester District Local Plan Part 2 (2017).

Impact upon character of area

Policy DM23 of the Winchester District Local Plan Part 2 (2017) states that domestic extensions should be proportionate in size to the existing dwelling and generally be subordinate to it, as should annexes and other ancillary development. Extensions should generally reflect the character of the existing dwelling unless the existing character is not considered worthy of retention. In addition, policy DM16 of the Winchester District Local Plan Part 2 (2017) states that proposals should reflect a design-led approach to development and that extensions to buildings should have regard to the existing building and to the character and appearance of the buildings resulting from the development.

Whilst large, the proposed rear extension is considered to successfully extend the dwelling, making the most of the outlook and connection to the rear garden through the use of an over sailed gable and external staircase. This element of the proposal will not be visible from the street scene due to screening provided by the existing and neighbouring dwellinghouses and by virtue of its position, above existing built form, is not considered to negatively impact upon the surrounding area as a result.

In contrast, the proposed extension and alterations to the front of the dwelling will be visible from the surrounding area. The proposed first floor gable end extension, through the use of matching roof heights and materials would be a successful addition to the main dwelling. The approach is considered to harmonise both additions through the use of relating form and matching materials. It is considered that the proposed development is in

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proportion with neighbouring dwellings in terms of its size, scale and massing and would not look unduly prominent within the street scene.

Based upon the above assessment, it is considered that the proposed development is compliant with policies DM15 – Local Distinctiveness, DM16 – Site Design Criteria and DM23 – Rural Character of the Winchester District Local Plan Part 2 (2017).

Impact upon Neighbouring Amenity

Greenacre is the neighbouring property situated to the South of the proposed development. This neighbouring property is slightly set back from the application property and the boundary treatment between the two consists of hedgerow to the front of the dwelling, feather board timber fencing to the immediate rear and a chain-link fence progressing further into the rear of the site to separate the extended rear gardens. Currently there exists no formal boundary treatment between the two dwellinghouses.

As part of the proposals, a ground floor clear glazed window is to be introduced within the side elevation of the existing property. Whilst included as part of the existing proposals and facing the blank wall of this neighbouring property, this window could be installed without the benefit of planning permission and the refusal of the application on this basis would not be justified in this manner.

The proposal does not increase the number of windows in the first floor of the rear elevation. These windows serve two bedrooms and their outlook to the rear garden and landscape beyond. It is considered there is an existing overlooking impact shared between dwellings in this row due to their placement and spacing and the proposed extension does not aggravate this.

In consideration of the relative orientation of the site and moderate scale of works to the rear of the dwelling, above existing built form – the proposed rear extensions are not considered to significantly impact upon the amount of light received by this neighbouring property and overbearing impact is not expected on this basis also.

The proposed front extension is visible from the front garden of this neighbour. It is considered that the proposed extension sits at sufficient distance from the boundary with this neighbour (5.5 metres) to offset any potential overbearing or overshadowing impacts and does not interact with key amenity space.

The proposed development is situated to the South of adjoining property, Cherry Cottage. This neighbouring property is set significantly forward of the dwellinghouse, Threeways. As seen within the southern boundary, the northern boundary treatment of the site again consists of hedgerow to the front of the dwelling, feather board timber fencing to the immediate rear and a chain-link fence progressing further into the rear of the site to separate the extended rear gardens.

The proposed additional massing of the proposed front extension is relieved from this property by the use of a hipped roof form which slopes away from this neighbouring dwelling. The proposed extension sits alongside the built form of this neighbouring dwelling and does not interact with key amenity space. The extensions and built form are

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separated from the neighbouring property by the existing access driveway which remains unaffected by the proposals and some established planting which exists near the boundary within the grounds of Cherry Cottage. It is considered that the existing boundary treatment provides some screening of the proposal from this dwelling. In consideration of the set back of the development from this neighbouring property, sloping hipped roof form and presence of established high level boundary treatment at this point, an impact upon the amenity of this neighbour by overshadowing or overbearing is not expected. The proposed rear extension is subservient and the additional form will not impact upon this neighbour.

As with the neighbouring dwelling, Greenacres, it is considered that an overlooking impact between these dwellings already exists and the proposal does not aggravate this.

Concern has been raised with regard to the impact upon this neighbour's amenity as a result of the proposed outbuilding. However this part of the application has now been removed from the consideration of this case and the Lawful Development Certificate has been granted – no comment is therefore made on this basis.

Based upon the above assessment the proposed development is in compliance with policy DM17 – Site Development Principles of the Winchester District Local Plan Part 2 (2017).

#### Landscape/Trees

It is noted that some of the front boundary hedgerow has been removed in order to facilitate works to improve the drainage and sewerage of the property. On this basis, no further impact upon the surrounding landscape and trees is expected as a result of the proposals.

#### Highways/Parking

The considered application is for alterations and extensions to an existing dwellinghouse which would continue to maintain four bedrooms. The removal of the existing garage, whilst indicated, would not need to be removed to facilitate the proposed development. As such, the proposal is not considered to result in a material change in the amount of parking associated with the dwelling. Therefore, there is no justifiable need for conditions or refusal based on highways grounds related to the continued use of the dwelling. The proposal is in Compliance with policy DM18 – Access and Parking of the Winchester District Local Plan Part 2 (2017).

#### Drainage

The site is within Source Protection Zone 1 and on this basis a permit provided by the Environment Agency may be required for the foul drainage. The drainage engineer has suggested that a package treatment plant and drainage field would be the most sustainable method, however slow percolation test results could result in an alternative drainage solution such as a cesspool. In order to ensure that suitable provision is made, regardless of the requirement of a permit, detailed proposals for the disposal of foul water shall be submitted to and approved in writing by the Local Planning Authority, before the commencement of the development and fully implemented prior to



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occupation of the proposed extensions. An increase in hardstanding on site is not proposed by this development and it is not considered there would be a large impact upon surface water drainage as a result. The proposal is in compliance with policy DM17 - Site Development Principles of the Winchester District Local Plan Part 2 (2017).

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 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 5 (materials) of the associated application forms.

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

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

Site Location Plans (Drawing Number: 602/07/100 REV B) Received: 20.07.2022

Proposed Plans (Drawing Number: 602/07/103 REV A) Received: 07.09.2021

Proposed Elevations (Drawing Number: 602/07/104 REV A) Received: 07.09.2021

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

04 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority, before the commencement of the development hereby permitted. The approved details shall be fully implemented before the occupation of the development.

04 Reason: To ensure satisfactory provision of foul and surface water drainage.

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**Informatives:**

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) (July 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.

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

The Local Plan Part 1 (2013) DS1, CP13, MTRA1, MTR4

The Local Plan Part 2 (2017): DM1, DM3, DM15, DM16, DM17, DM18, DM23

National Planning Policy Framework

Soberton Village Design Statement (2002)

High Quality Places Supplementary Planning Document (2015)

Car Parking Standards Supplementary Planning Document (2009)

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.

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>

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

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<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

Please be advised that Building Regulations may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: [buildingcontrol@winchester.gov.uk](mailto:buildingcontrol@winchester.gov.uk))

If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required.

This consent is required as a separate permission to planning. Information on ordinary watercourse consenting can be found at the following link:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/changewatercourse>