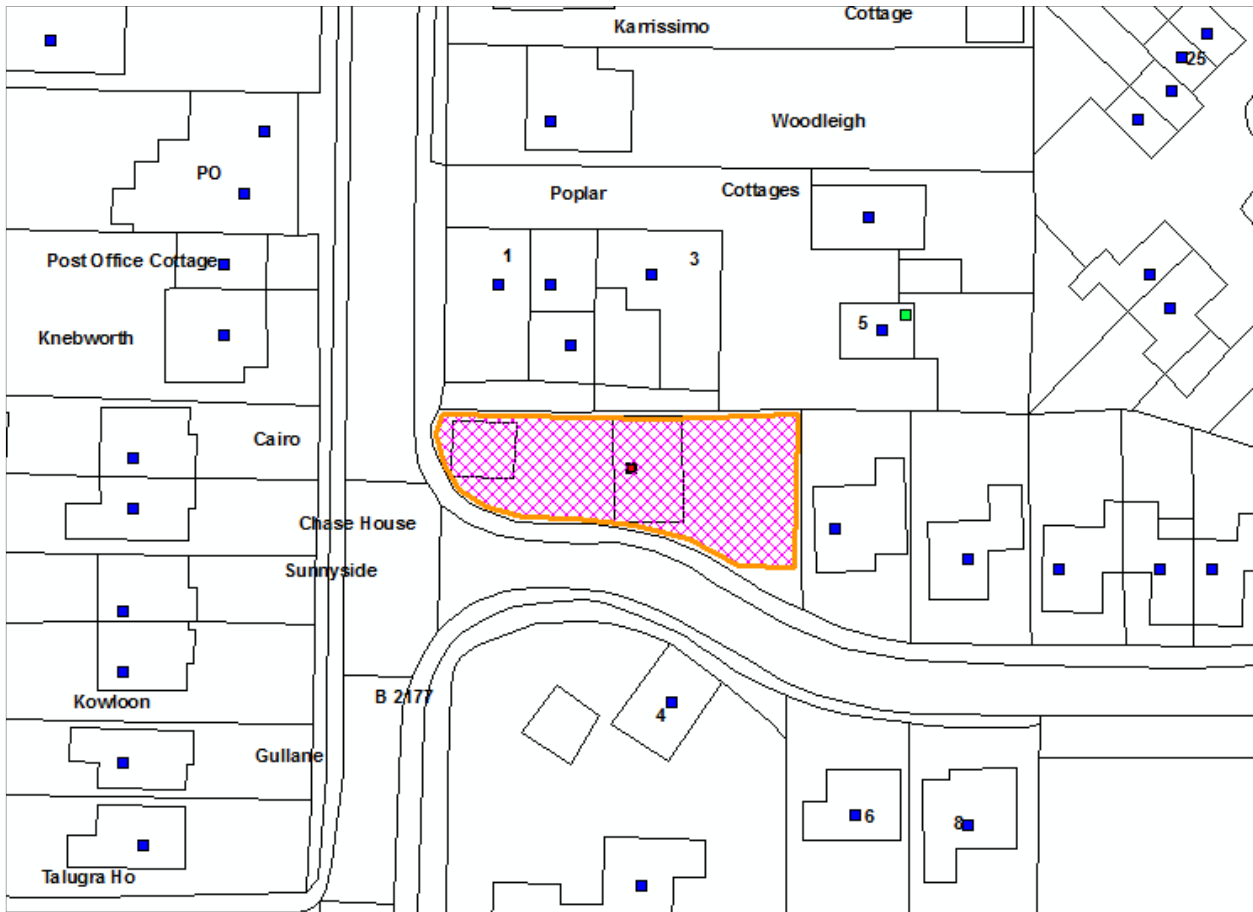


Case No: 18/01507/HOU
Proposal Description: Proposed one and two storey rear extension
Address: 1 Chase Farm Close Waltham Chase SO32 2UB
Parish, or Ward if within Winchester City: Shedfield Parish Council
Applicants Name: Mr & Mrs Cloud
Case Officer: Marge Ballinger
Date Valid: 25 June 2018
Recommendation: Application Permitted



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General Comments

This application is reported to Committee due to the Head of Head of Economy and Arts (Mrs Kate Cloud), and her association with the proposal address – current residence.

Site Description

No.1 Chase Farm Close is a 4-bedroom, 2-storey dwelling. The site is approximately 420 s.m. and includes a detached 2-bay garage to the front with a paved drive. The site is in Waltham Chase off of the main road B2177 on a corner plot.

The dwelling is of red brick and concrete tiled roof with a ground floor bay window and small gabled porch to the front elevation. The rear elevation has 3 windows at first floor, and 2 windows with sliding door entrance off of the garden. The windows are framed above and below with a soldier course of bricks..

The front garden has a high hedge and a close-boarded fence to the north boundary and the boarded fence continues to frame the rear garden's boundaries. There is a small garden room to the southeast corner of the site. The site has low-level planting adjacent the fence.

The dwelling is of similar design and size as the adjacent dwellings along the close to the east and south of the site. No.1 rear garden faces a side elevation of the adjacent property to the west (no.3) A building of flats and garages sit adjacent to the north of no.1 (Poplar Cottages).

Proposal

The proposal is to build a ground floor extension out from the existing kitchen/dining area. The ground floor extension is 3m out from the rear elevation, and 6.25m in length, but retains the existing garden access from the living room. Above the ground floor extension is proposed a small first floor extension out from the master bedroom along the north/side boundary of 3m by 3.5m in length.

The first floor extension proposed includes a dual-pitched roof with eaves at 4.7m (similar to the original roof eaves) that pitches up to 6.5m at apex. The first floor extension includes a high gabled window that faces out toward the rear garden.

Relevant Planning History

88/00472/OLD (W 03535/11) Residential development comprising 50 dwellings, access and drainage works – permitted 18.04.1988

Consultations

Head of Environmental Protection (Contaminated Land): No objection

Representations:

Shedfield Parish Council – no comment

One letter received objecting to the application for the following reasons:

- Potential for overshadowing/loss of natural light to neighbouring ground floor office glazed door. (Original garages had been converted to playroom and office.)

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy – DS1

Winchester Local Plan Part 2 – DM16, DM17

National Planning Policy Guidance/Statements
National Planning Policy Framework (2018)

Supplementary Local Planning Guidance
High Quality Places

Planning Considerations

Principle of development

The proposal is within the settlement boundary of Waltham Chase where the principle of extending an existing dwelling is acceptable providing it complies with the relevant policies.

Design/layout

The alterations to the rear of the dwelling utilises materials that will match the existing dwelling's facing brick and tiles. The rear ground floor doors out from the new kitchen/dining area will include grey PPC aluminium doors, but other new window frames will be white as per the existing.

Policies DS1 and DM16 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. Extensions and alterations to buildings should have regard to the existing building. As the proposal remains approximately 3m in depth from the rear elevation, and does not exceed the original roof height, and uses matching materials as the existing, the proposed extensions comply with these policies.

Impact on character of area and neighbouring property

Dwellings in the street scene are primarily red brick with tiled roofs along Chase Farm Close. To the north of the dwelling are rendered flats, garages and other dwellings along an adjacent close.

DM17 refers to site design principles that development should not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or overbearing. No.3 Poplar Cottage to the north of the site has a single-storey flat-roofed garage adjacent to the boundary that has been converted to a small

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home office. The existing door of no.3 facing toward no.1 is located just behind the existing rear elevation of no.1.

The side door is currently obscure-glazed with a small top-opening obscure-glazed window adjacent to the door. (The garage had not been converted fully, but has had internal walls added for office space while retaining the external garage door to the exterior). The door and small window are the only light source to the room. However, a home office is not considered a primary residential living area as compared to a lounge or kitchen, and the building was not originally designed to be a primary living space.

The glazed door is approximately 2.7m from the side elevation of no.1 and sits approximately 1m away from the tall boundary fence, but is higher than the fence. The proposal's rear extension will not exceed the rear garage/room elevation of No. 3 Poplar Cottage. While the addition of a rear 2-storey extension will reduce some natural morning sunlight to no.3, the high fence and existing built form already reduce sunlight due to the two buildings' existing relationship. It is also worth noting that if no.1 had been sited an additional 30cm away from the boundary fence, the first floor extension could be built via permitted development. Therefore, it is considered that the level of overshadowing or loss of natural sunlight that would result in the proposal is not significant or sufficient to justify a reason for refusal.

The adjacent dwelling east (no.3 Chase Farm Road) has its side and rear garden perpendicular with the rear garden of no.1, and no.3 has also extended to ground floor with trees/shrubs planted adjacent to the closed board fence to help with screening. The first floor windows to no.1 face the rear/side of no.3 as existing. However, as the proposal is just a 3m increase, and there will be approximately a 10m gap retained between the proposal and no.3's rear elevation, no further impact is expected to neighbouring amenities.

Landscape/Trees

Landscape and trees will not be affected by this proposal.

Highways/Parking

Existing parking and access will not be affected by this proposal.

Recommendation

Application permitted 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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 11 (materials) of the associated application forms.

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

3. The development hereby approved shall be constructed in accordance with the following plans
- Plans & Elevations as Proposed, Drawing PA18-123:03 dated April 2018

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (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 in the north elevation(s) of the extension as permitted.

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

Informatives:

1. 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.In this instance a site meeting was carried out with the applicant.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
 - The Local Plan Part 1 (2013) - DS1
 - The Local Plan Part 2 - DM16, DM17
 - High Quality Places SPD
 - National Planning Policy Framework (2018)
3. 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.
4. 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.
5. 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

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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>

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