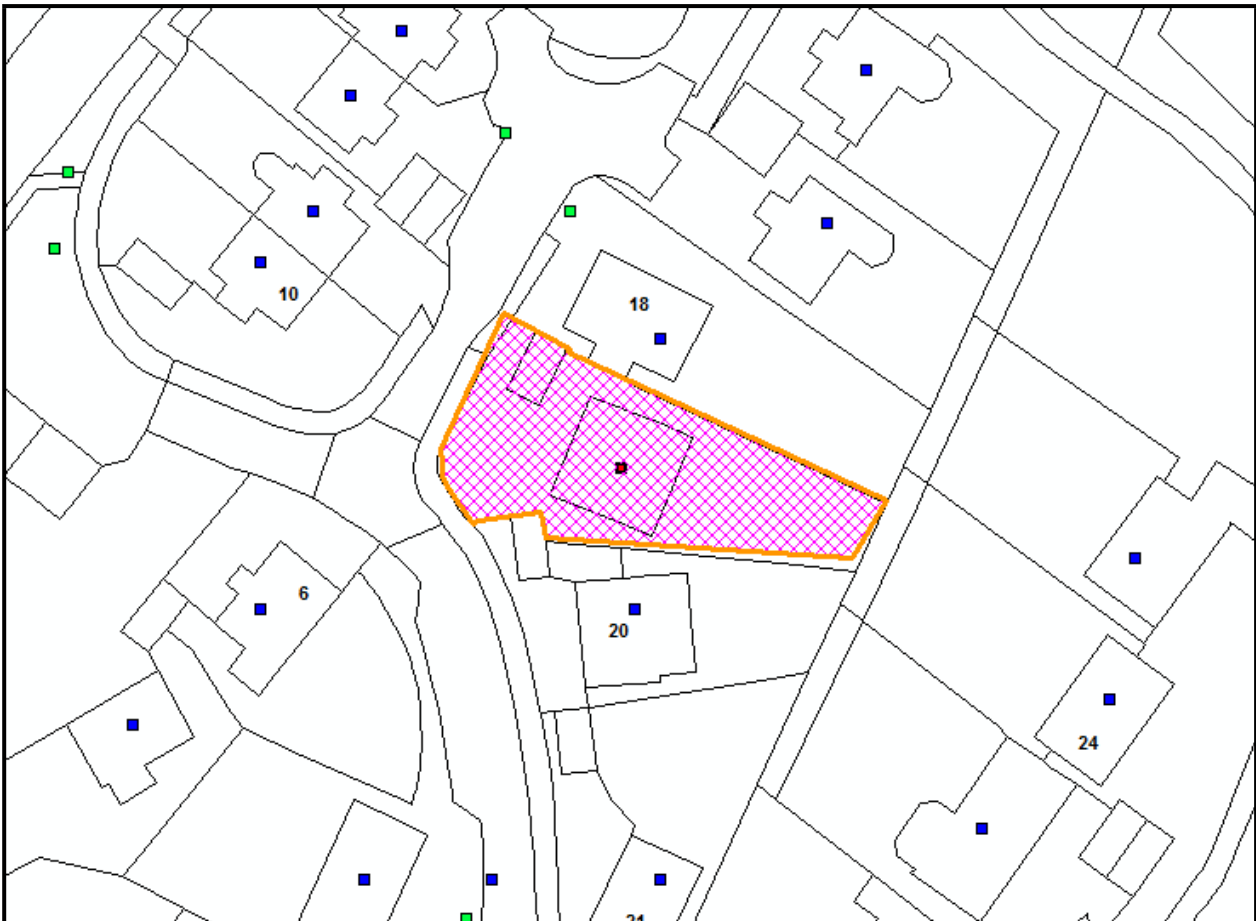


Case No: 18/01325/HOU
Proposal Description: Single Storey Front Extension, Single Storey side extension, 1st Floor rear extension. (AMENDED PLANS).
Address: 19 Lark Hill Rise Badger Farm SO22 4LX
Parish, or Ward if within Winchester City: Badger Farm
Applicants Name: Mr & Mrs Bhattacharya
Case Officer: Catherine Watson
Date Valid: 30 May 2018

Recommendation: Application Permitted



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General Comments

The application is reported to Committee at the request of a Ward Councillor.

Amended plans have been submitted and accepted as part of the application which have replaced the proposed two storey extension on the southern elevation of the host dwelling with a single storey side extension.

Site Description

The application site is situated within the settlement boundary of Winchester and is situated within the eastern section of Lark Hill Rise. The existing property is a two storey detached dwelling with a later single storey extension on the rear elevation of the property.

The application site benefits from a generous parking provision to the front of the dwelling, with the addition of a detached garage within the front driveway. Access to the site is via the main carriageway of Lark Hill Rise.

The front boundary between the application site and Lark Hill Rise is comprised of established hedging which affords some screening to the property. There is a substantial amount of hedging/trees forming the rear boundary of the site.

The surrounding area is residential in nature, with a mix of two storey semi-detached and detached dwellings surrounding the application site.

Proposal

The application has been submitted for a single storey side extension, single storey side extension and a first floor side extension. The materials to be used in the extensions are proposed to match those used within the host dwelling.

Relevant Planning History

05/01501/FUL (PER) Single storey rear extension and conservatory

Consultations

None undertaken

Representations:

Badger Farm Parish Council

- The Parish object to the application as it is considered that the proposal is out of proportion with the plot and would not be in keeping with the adjacent dwellings. The Parish also have concerns in regards to the overlooking impact to the rear of the dwelling to properties 23/24/25 Lark Hill Rise.

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

- Overlooking
- Loss of light to neighbouring window caused by side extension.

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- Proximity of side extension to neighbouring garage.

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

- Impact of the proposal on re-sale value of neighbouring properties.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

Policy DS1, CP13

Winchester District Local Plan Part 2 – Development Management and Site Allocations.

Policy DM15, DM16, DM17

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places SPD

Planning Considerations

Principle of development

The application site is situated within the settlement boundary of Winchester, where the principle of residential development is accepted provided the proposal is in accordance with the relevant policies of the Development Plan and unless material planning reasons indicate otherwise.

Impact on character of area and neighbouring property

The proposed first floor extension will be located on the rear elevation of the host dwelling. Concerns have been raised in relation to the disproportionate size of this extension in comparison to the host dwelling and the surrounding development. There is already a single storey extension along the width of the rear elevation of the host dwelling and the proposed first floor extension will occupy the same footprint at ground floor level whilst adding an additional floor on top.

The proposed first floor extension is set lower than the main ridge height of the host dwelling and will feature two roof hips with a valley in between. As the first floor extension will extend no further from the rear than the existing single storey rear extension and given that the design of the roof form helps to reduce the height of the extension, the proposal is considered to remain subservient and be of a proportionate scale and size to the host dwelling.

The proposal also contains a single storey extension to the principle elevation of the host dwelling. There is currently a porch on the front elevation of the property, this will be extended and linked to a new play room. The principle of extending forward of the building

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line has already been established by the detached garage in the front driveway of the property. The proposed front extension will be partly situated behind this existing garage; it is not considered to be visually prominent from the street scene. The level of parking provision will be unaffected by this addition to the front of the property.

Concerns have been expressed in regards to the proposed single storey extension on the southern elevation of the host dwelling. The original plans submitted proposed a two storey side extension, however following concerns from the neighbouring property, this has been reduced to single storey. The proposed extension will reflect, in terms of size, the neighbouring single storey extension at Number 20 Lark Hill Rise which abuts the south eastern boundary of the application site. The reduction in height of the extension ensures that there is not a significant loss of light to the ground floor window in the northern side elevation of Number 20 Lark Hill Rise.

Concerns have been raised in regards to the overlooking impact of the first floor rear extension. This proposed extension will contain four windows in the rear elevation. Two of the windows will serve an en suite and a main bathroom so will be obscured glazed and therefore mitigating any overlooking. The remaining windows will serve bedrooms, these reflect the position of the existing of the windows at a first floor level of the host dwelling. As there are already first floor windows on the existing rear elevation and as the neighbouring properties to the rear are over 30 metres away and afforded screening by the significant hedging on the rear boundary, the proposal is not considered to result in significantly harmful levels of overlooking over and beyond the existing situation.

The proposed extensions on the front, rear and side elevations of the host dwelling are considered to be proportionate in size and subservient to the host dwelling and the surrounding area. The proposed extensions will be constructed in materials to match the existing which will ensure the proposed development will recess into its surroundings. The proposal is not considered to result in significant harm to the character or appearance of the host dwelling or the surrounding area in accordance with Policy DM15, DM16 of Winchester District Local Plan Part 2 (WDLPP2) and The High Quality Places SPD. The proposal is also not considered to result in harmful levels of overlooking, overbearing or overshadowing to neighbouring residential amenity in accordance with Policy DM17 of WDLPP2.

Landscape/Trees

The proposed garden room has been situated further into the plot and away from the trees/hedging that form the rear boundary of the site. The proposed garden room will be constructed upon a base slab which will result in a no-dig construction. Given that the proposed garden room will be situated away from the main hedging belt and that there will be no excavation involved in its construction, the proposal is not considered to have any significant impact on the vegetation to the rear of the property nor will it result in the loss of any of those trees.

Highways/Parking

There is parking provision for 3-4 cars (including garage space) which is sufficient to serve a four bedroom property. The proposal is therefore considered to be in accordance with the relevant car parking standards.

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Recommendation

Application Permitted subject to the following condition(s):

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

Proposed Elevations and Plans Drawing No. A18/714/02 REV B

Proposed Site Plans Drawing No. A18/714/01 REV B

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

3. 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, the existing and the surrounding area in accordance with Policy DM15, DM16 of Winchester District Local Plan Part 2 (2017) and The High Quality Places SPD (2015).

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:-

Winchester District Local Plan Part 1 (2013): DS1, CP13

Winchester District Local Plan Part 2 (2017): DM15, DM16, DM17

Winchester District High Quality Places Supplementary Planning Document

3. 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.

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- In this instance a site visit was undertaken with the applicant

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. 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.

6. 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>

APPENDIX 1

From: Cllr Jan Warwick
Sent: 11 Jul 2018 09:17:39 +0100
To: Catherine Watson
Subject: 19 Lark Hill Rise 18/01325/Hou

Dear Catherine

Badger Farm Parish Council are concerned about the scale of the proposed application to extend this property and would like to request it is called into committee if you are mindful to approve.

Can you keep me updated?

Many thanks indeed

Jan

Cllr Jan Warwick
Environment & Transport Portfolio
Winchester City Council
Tel: 07717104236

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