

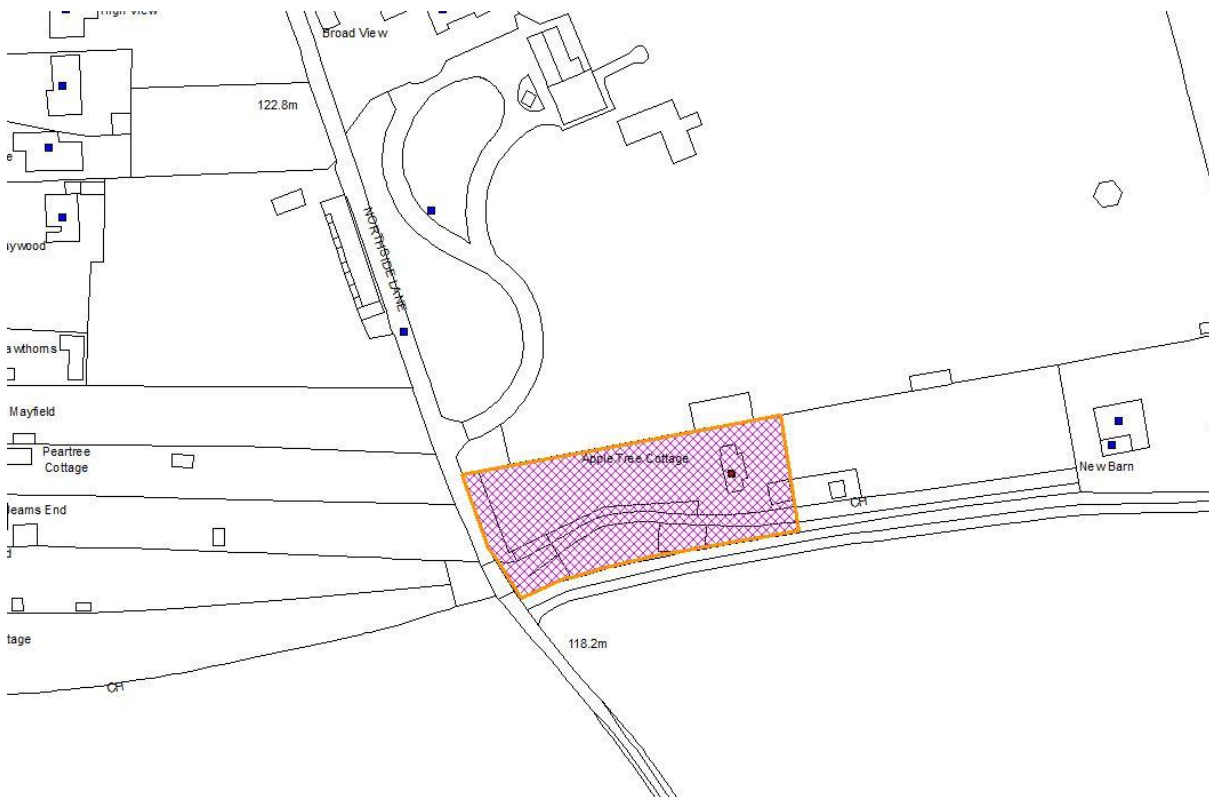
WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 22/02585/HOU  
**Proposal Description:** Erection of two-storey side and rear extensions to dwelling.  
**Address:** Apple Tree Cottage Northside Lane Bishops Sutton Hampshire SO24 9SR  
**Parish, or Ward if within Winchester City:** Bighton Parish Council  
**Applicants Name:** Mr Nick Cutler  
**Case Officer:** Cameron Taylor  
**Date Valid:** 14 November 2022  
**Recommendation:** Application refuse  
**Pre Application Advice** No

**Link to Planning Documents**

[Link to page – enter in reference number 22/02585/HOU](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)

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**Reasons for Recommendation**

The development is recommended for refusal as it is contrary to policy DM3 of the LPP2 as it will result in the loss of a smaller dwelling in the countryside.

**General Comments**

The application is reported to Committee because of the number of letters of Support, received contrary to the Officer's recommendation.

**Amendments to Plans Negotiated**

Amended plans have been received reducing the scale of the two-storey extension through a reduction in the width by around 300mm and its projection off the rear by around 200mm.

**Site Description**

The site is located to the east of Northside Lane and is not located with a defined settlement boundary. The dwelling is located towards the eastern end of the site and is classified as a small dwelling with a gross external floor area under 120sqm. The current dwelling was a replacement dwelling which was allowed under appeal ref No. (APP/L1765/A/13/2194084). The site has dense vegetation which runs along all the sites boundaries, with rural paddocks located between the dwelling and the road itself. The access runs along the southern part of the site. The area is rural and agricultural in nature with residential dwellings located to the north and west of the site, however these are over 100 metres away with the other dwellings being detached with large plots.

**Proposal**

The proposal is for the erection of a two-storey side and rear extension to the dwelling. The extension is proposed to have a facing brick detailing with flint panels and roof tiles to match the existing dwelling. The proposed extension is located over 6 metres to the boundary and over 80 to the neighbouring dwelling.

**Relevant Planning History**

**20/02717/HOU** - Creation of 2 stables and associated tack/tractor storage room- **Permitted**

**17/02778/HOU** - Single storey extensions to side and rear; double garage- **Permitted**

**17/02691/NMA** - (**NMA to 12/00969/FUL**) Amendments to elevations as per the amended drawings- **Permitted**

**17/02152/FUL**- Variation of condition 9- **Permitted**

**12/00969/FUL**- Change of use of land to residential and erection of 1 no. two bedroom detached dwelling - **Allowed at appeal** (Ref No. APP/L1765/A/13/2194084)

**Consultations**

None

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**Representations:**

Bighton Parish Council

“The Councillors are mindful that the extension would remove a 2 bedroomed house from the village but feel that plot size and the reasons behind the extension justifies the application”

11 Supporting Representations received from different addresses citing the following material planning reasons:

- Modest and in-keeping to the appearance of the dwelling and surrounding.
- Minimal impact to the existing property
- Well designed and well-screened
- Appearance of the development

**Relevant Government Planning Policy and Guidance**

National Planning Policy Framework

- National Planning Policy Framework

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1). DS1 – Development Strategy and Principles

- MTRA 4 - Market Towns and Larger Villages
- MTRA 3 – Non defined settlements
- CP11 - Sustainable Low and Zero Carbon Built Development
- CP13 - High Quality Design

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

- DM1 – Location of New Development DM15 - Local Distinctiveness
- DM3 - Small Dwellings in the Countryside
- DM16 - Site Design Criteria
- DM17 - Site Development Principles

Supplementary Planning Document

- National Design Guide 2019
- High Quality Places 2015

Other relevant documents

- Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030
- Statement of Community Involvement 2018 and 2020

**Planning Considerations**

**Principle of development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF, 2021) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

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The application site is outside of a defined settlement boundary. In this area, policy DM3 seeks to protect small dwellings in the countryside. The property has an existing floorspace of 103 sqm which is below the 120sqm size limitations within this policy.

The principle of development is therefore not acceptable as it does not comply with the Development Plan.

**Assessment under 2017 EIA Regulations.**

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

**Impact on character and appearance of area**

Assessment

The existing dwelling is a two-storey detached with its principal elevation being the west elevation which has large paddocks between the dwelling and the road.

The proposed extension is to the side and rear off the north and east elevations, replacing existing single-storey extensions which fit under the 25% limit under DM3 for the original dwelling. The existing extensions were approved after the adoption of the LPP2 which means that the dwelling is still restricted to 25% of the original floor area which is 103sqm.

The side extension proposed is set back from the principal elevation with a ridge and eaves height set below the existing dwelling, therefore showing subservience to the host dwelling. The rear element retains the ridge and eaves height set lower than the original dwelling. Both elements include a part hipped to flat roof which distinguish the extension from the existing dwelling whilst remaining subservient. The extension includes dormer windows to the front and rear which follow the character of the existing dwelling and have the similar scale. The extensions to the dwelling have an external finish distinguishing itself from the dwelling, whilst remaining in-keeping to the rural character and is considered to not cause an adverse impact upon the character and appearance of the property or surrounding area.

Whilst the proposal remains subservient to the host dwelling and will not cause adverse harm to the character and appearance to the property and wider area, the initial plans for the proposed extension have a gross external area of around 65sqm. The amended plans for the extension reduce the gross external floor area to around 56sqm, this is a 54% increase over the original gross external area which was 103sqm. It therefore exceeds the 25% increase allowed under policy DM3 of the LPP2.

Therefore whilst the scheme may comply with policy DM16 of the Local Plan Part 2, it does not comply with policy DM3 and is therefore considered unacceptable as it will result in the loss of a smaller dwelling in the countryside.

**Development affecting the South Downs National Park**

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2021. The Circular and NPPF confirm that National Parks  
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have the highest status of protection, and the NPPF states at paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

The application site is located over 1.8km from the South Downs National Park and therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

### **Historic Environment**

The proposal will have no Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

### **Neighbouring amenity**

The nearest neighbouring dwelling is located over 100 metres to the north of the site with vegetation along the boundary and field between the dwelling and the proposed site. Therefore given the intervening distance and the nature of the area, the proposal is considered to not cause adverse overbearing, overshadowing or overlooking impacts. Therefore the proposal complies with policy DM17 of the LPP2.

### **Sustainable Transport**

The proposal will have no impact on highway safety and parking standards because the proposal does not increase the amount of overnight accommodation nor does it alter the existing parking on site.

Therefore the proposal complies with policy DM18.

### **Ecology and Biodiversity**

The proposal will have no impact on ecology due to the small scale of the development and the nature of the site.

Due to the nature of the development and the distance between the application site and the European Protected Site of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

Therefore the proposal complies with policy CP16 of the Local Plan Part 1.

### **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

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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.

### **Planning Balance and Conclusion**

Whilst the proposed development is considered to not have a significant adverse harm to the character and appearance of the site and surrounding area and neighbouring amenity, given the scale of the proposal with the extension increasing the floor area by 54% it is contrary to policy DM3 as the property is a small dwelling in the country. As such it does not accord with the development plan and will result in the loss of small dwelling in the countryside.

### **Recommendation**

Application is therefore recommended for refusal for the following reason:

1. The proposed development is contrary to policy DM3 of the Winchester Local Plan Part 2 due to its floor size, and will therefore result in the loss of a smaller dwelling in the countryside.

### **Informatives:**

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

Policy CP11, CP13 and MTRA4 of Winchester District Local Plan Part 1

DM1, DM3, DM16 and DM17 of Winchester District Local Plan Part 2

The High Quality Places SPD

National Design Guide 2019

NPPF 2021.

2. In accordance with the NPPF 2021 Winchester City Council (WCC) has taken 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.