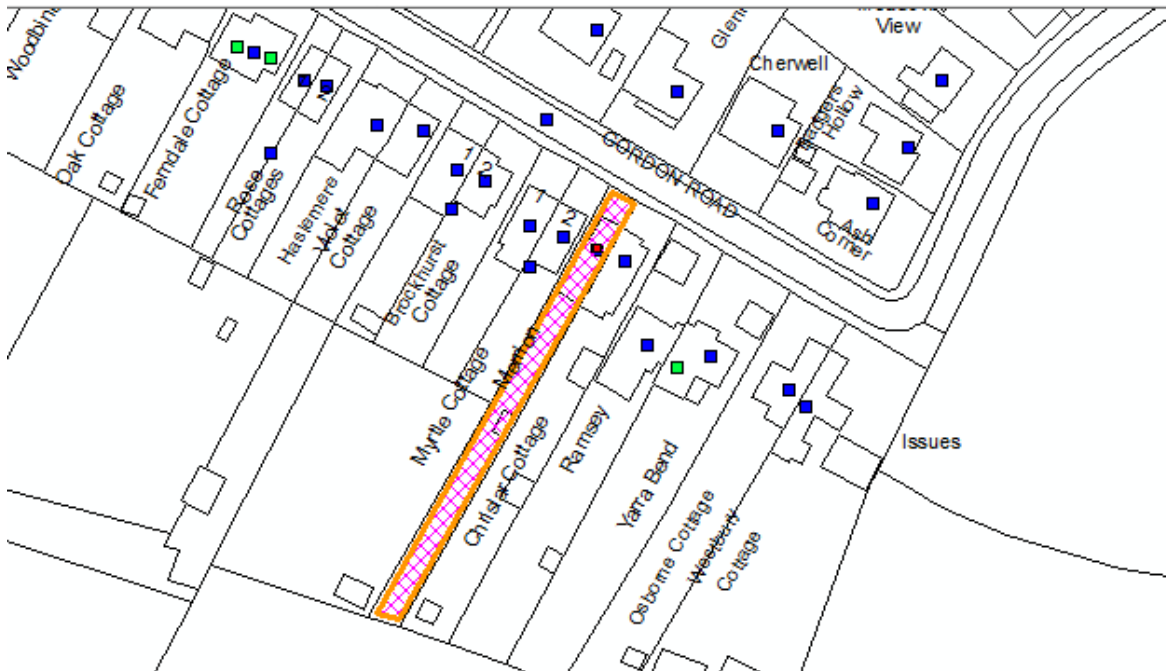


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 23/00011/HOU
Proposal Description: Single storey rear extension (Amended Description/Plans)
Address: Merrion, Gordon Road, Curdridge, Hampshire, SO32 2BE
Parish, or Ward if within Winchester City: Curdridge PC
Applicants Name: Mr H Willemsen
Case Officer: Cameron Finch
Date Valid: 3 January 2023
Recommendation: Permit
Pre Application Advice: No

Link to Planning Documents

Link to page – enter in reference number 23/00011/HOU
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for **permission** as it is considered that it will have a neutral impact on the character of the area and would not harm neighbouring residential amenity in accordance with policy DM17 of the LPP2

General Comments

The application is reported to Committee due to the number of Objections received contrary to the Officer's recommendation.

A Lawful Development Certificate (23/00567/LDP) is currently under consideration for a garden room within the rear garden.

Amendments to Plans Negotiated

Amendments to this application were submitted on 28.02.2023.

The garden room building proposed at the end of the garden was removed from the planning application with a Lawful, Development Certificate (23/00567/LDP) submitted separately to confirm that an amended scheme can be completed utilising permitted development rights.

The single storey rear extension was reduced in length by 1 metre and the gabled roof amended to a flat roof with roof parapet lantern. The proposed amendments were readvertised to neighbours for an additional three weeks of consultation.

Site Description

Merrion is a semi-detached dwelling within a residential street in Curdridge. It is considered the overriding character of the surrounding area is rural. The dwelling is one of the older houses within the street and is traditional in character. There is little uniformity between dwellings on Gordon Road as development has taken place over time. The street is defined by a steep gradient and the ground level declines from the West to the East. Merrion is sited towards the Eastern end of the road.

The dwelling and its attached neighbour have been extended previously with two stories to the rear. The previous extensions use a matching traditional design form with red brick and slate finishes to match the host dwellings.

The garden is long and thin and stretches a fair distance away from the dwelling to the South. Boundaries between dwellings in the area of the proposed extension are defined by timber panel fencing on both sides.

Proposal

The proposal seeks to construct a single storey rear extension to provide additional living space. The proposed extension measures approximately 3 metres in length and extends off the existing extension. The extension utilises a flat roof which measures approximately 2.85 metres. A roof lantern is inserted atop the flat roof. The Western elevation of the

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existing sloping roof in built up with a brick parapet. The proposed material palette matches the host dwelling with the external walls finished in red brick and fenestration finished in white frames. The Eastern facing elevation sits on the boundary with Chrislar Cottage. The Western side elevation is set back approximately 0.88 metres from the boundary with Myrtle Cottage.

Relevant Planning History

(05/02681/FUL) (PERMITTED) Two-storey rear extension; roof conversion with dormer window and roof light

Consultations

None

Representations:

Curdridge Parish Council

- Resolved TO OBJECT on the grounds of over-development and the proposed extension not being in keeping with the character of neighbouring properties, together with adverse impact on light to neighbouring properties, overlooking and the possible adverse effects on neighbouring wildlife. If WCC is minded to permit this application please ensure that a condition is attached to any permission granted to ensure that the home office cannot be converted into a separate domestic dwelling/living accommodation in future.

The application was amended and additional consultation undertaken with further comment from the Parish Council:

- Resolved to OBJECT on the grounds of overdevelopment and overlooking of neighbours on both sides and the loss of light to neighbouring properties and lighting impacting on bats and wildlife.

10 Objecting Representations received from different addresses citing the following material planning reasons:

- The proposed height of the extension causes overshadowing to neighbouring dwellings.
- The proposed extension overdevelops the existing dwelling and is out of scale with neighbouring dwellings.
- The proposed extension is overbearing on neighbouring dwellings.
- Extension is out of character with the host dwelling and its surroundings.
- Reduces the stock of existing small affordable dwellings in Curdridge.
- Light pollution from extension and garden room is harmful to ecology and wildlife.
- The proposed garden room encroaches on the character of the countryside.
- Garden room is tantamount to a new dwelling.

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Amended Plans were submitted 28.02.2023 with the garden room removed. A further three weeks of consultation were undertaken with respondents to the original proposal.

5 Objecting Representations received from different addresses citing the following material planning reasons:

- Amended plans would still be overbearing and overshadow neighbouring dwellings.
- Light pollution from lantern light harms local wildlife.
- A larger dwelling would negatively impact the availability of vehicle parking within the surrounding area.

Comments have been submitted regarding potential future developments on the site, however this is not a material planning consideration and any future developments which require a planning application will be assessed at that time.

0 Supporting Representations received.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework

- National Planning Policy Framework

National Planning Practice Guidance

- National Planning Policy Guidance

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

- MTRA 4 - Market Towns and Larger Villages
- MTRA 3 – Other Settlements in the Market Towns and Rural Area
- 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
- DM3 - Small Dwellings in the Countryside
- DM15 - Local Distinctiveness
- DM16 - Site Design Criteria
- DM17 - Site Development Principles
- DM18 – Access and Parking
- DM23 – Rural Character

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

RESIDENTIAL PARKING STANDARDS December 2009

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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.

The application site is outside of a defined settlement boundary. In this area, policy DM3 seeks to protect small dwellings in the countryside. Policy DM3 of WDLPP2 seeks to retain the existing stock of small, 1-3 bedroom dwellings in the countryside and maintain a balanced mix of housing sizes in rural areas with a gross external floorspace of 120sqm or under to a 25% increase in their floorspace..

The property has an existing floorspace above 120sqm and is therefore not bound by the size limitations within this policy.

The principle of development is therefore acceptable subject to compliance with the Development Plan as a whole and Material Planning Considerations.

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

The proposed extension is a subservient addition to the host dwelling. The built form of the host dwelling and neighbouring dwellings screen views into the site of the proposed rear extension and it does not appear within the public realm. The proposal sits within a street where residential development is acceptable. It is not considered that the proposal impacts upon the character and appearance of the street scene.

The proposal utilises a material palette to match the host dwelling which ensures there is visual consistency between the dwelling and the extension. The proposed design from with the flat roof is considered acceptable as it limits the scale and bulk of the extension. The proposal is a modest addition and it is in proportion with the host and surrounding development. The rear garden is long and the proposal covers only a small area of it.

Whilst the dwelling has been extensively extended in the past, the extension proposed is not of a size or scale which results in the overdevelopment of the plot. The Southern building line to the rear of dwellings along Gordon Road is varied and not strongly defined. It is not considered that a rear extension to this dwelling breaks a strongly

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defined building line which defines the character of the area.

The overriding character of the street scene and to the rear retains its rural character. There is no impact to any existing trees or landscaping as result of this development. The proposed extension is not highly visible from within the surrounding rural landscape or any nearby public rights of way.

The proposal complies with policies DM15, DM16, DM18 and DM23 of the Winchester District Local Plan Part 2 and the Car Parking Standards SPD (2009).

Development affecting the South Downs National Park

The application site is located 3.8km from 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 have the highest status of protection, and the NPPF states at paragraph 172 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.

Due to the distance and intervening features an adverse impact on the National Park (including its Dark Skies status) is not found.

In conclusion 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

There are no listed buildings, conservation areas, non-designated heritage assets or archaeological areas of importance within or close to the site. The site does not form part of the setting of any heritage asset.

Therefore the proposal will have no impact on a heritage feature or its setting.

Neighbouring amenity

Chrislar Cottage is the attached dwelling to the East of the proposal site. The host dwelling was previously extended at the two storey level in conjunction with this dwelling so the rear elevations are level. The side wall sits on the boundary with this neighbour replacing the existing fence, however does not encroach onto the other side of the boundary as amended. There is an increase in the built form close to the amenity space with this neighbour, however it is not considered this is to the extent that the extension is overbearing.

The proposed extension is modestly sized and it is considered that the proposed height of the built form is low enough to prevent unacceptable harm.

The shorter length ensures that the extension does not impede the immediate outlook from the rear windows of this neighbouring dwelling.

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Chrislar Cottage sits to the south-east of the proposal. Morning and mid-day sunlight will not be adversely impacted by the development. In addition, the area immediately to the rear of this dwelling was noted to already sit in shadow due to nearby mature trees and the layout of surrounding buildings. It is not considered that the proposed extension aggravates this impact. The dwelling is single storey and whilst the ground level of the garden declines slightly it is not considered the proposal overlooks key amenity space.

2 Myrtle Cottage is the dwelling sited to the West of the proposal site. This dwellings sits at a higher ground level to the proposed extension. The side elevation is stepped in from the boundary with this neighbour and key amenity space to the rear of the neighbouring dwelling is also stepped off the boundary. Whilst there is an increase in visible built form, the modest size of the extension, the space between the dwellings formed by the maintained access path and the slight change in ground levels ensures that the proposed extension is not overbearing on this neighbour.

2 Myrtle Cottage sits to the north-west of the proposal. An existing overshadowing impact exists from the two storey side extension previously constructed. Whilst there is an increase in built form, the single storey extension is to rear of key amenity space and is not considered to contribute to or aggravate the existing harm. The timber fence boundary is maintained and provides some screening of the building.

An assessment has also been undertaken considering the other dwelling in the vicinity and no adverse harm to neighbouring amenity is identified.

The proposal complies with policy DM17 of the Winchester District Local Plan Part 2.

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. The host dwelling is a three bedroom property and the proposed development does not change this. It was observed there is sufficient space for two vehicles to be parked on the existing driveway in line with adopted car parking standards.

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. Concern has been raised about potential light pollution from the proposed roof lantern however it is not considered that this aggravates the existing situation with light from residential dwellings being concentrated.

The proposal will have no impact as it is not development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) or is not overnight accommodation affecting Nitrates.

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

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Sustainable Drainage

The proposal will have no adverse impact as the proposal will sit on an area already covered by hardstanding. It is not considered that the proposal has a significant impact on surface water runoff. The proposed extension utilises all existing mains drainage facilities.

Therefore in compliance 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 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

The proposed development is acceptable as it does not harm the character or appearance of the surrounding area. It is modestly sized and does not aggravate exiting impacts upon neighbouring dwellings, nor does it introduce an additional adverse impact. The proposal accords with policies MTRA3, MTRA4, CP11 and CP13 of the Local Plan Part 1, DM3, DM15, DM16, DM17, DM18 and DM23 of the Winchester District Local Plan Part 2 and the Car Parking Standards Supplementary Planning Document (2009).

Recommendation

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

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

Site Location Plan received 03 January 2023 drawing no. 22022/P0001

Proposed Plans received 27 February 2023 drawing no. 22014/P110

Proposed Elevations & Sections received 27 February 2023 drawing no. 22014/P110B

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

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

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

Informative:

1.

In accordance with the NPPF, 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:-

Local Plan Part 1 - Joint Core Strategy: DS1, CP11, CP13, MTRA3, MTRA4

Local Plan Part 2 – Development Management and Site Allocations: DM3, DM15, DM16, DM17, DM18, DM23

Car parking Standards Supplementary Planning Document (2009)

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.

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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, 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>

7.

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)