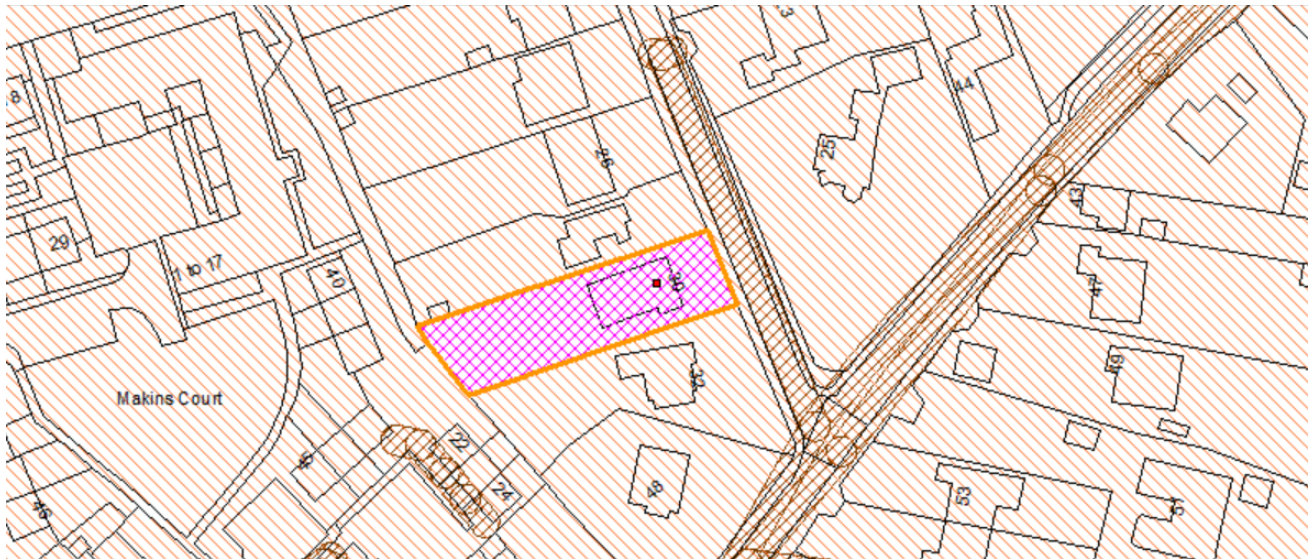


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 24/00329/HOU
Proposal Description: Alterations and additions to existing chalet bungalow to form new first floor, attached garage and associated landscape works
Address: West View, 30 Rosebery Road Alresford Hampshire SO24 9HQ
Parish, or Ward if within Winchester City: New Alresford Town Council
Applicants Name: Mr Jonathan Moore
Case Officer: Charlotte Smith
Date Valid: 29 February 2024
Recommendation: Application approved
Pre Application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number 24/00329/HOU](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<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 would not have a negative impact on the character of the area in accordance with Policies DM15 and DM16 of the LPP2, and would not harm neighbouring residential amenity in accordance with Policy DM17 of the LPP2.

General Comments

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The application is reported to Committee due to New Alresford Town Council requesting for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1

Amendments to Plans Negotiated

Amended plans received 29/05/2024 showing removal of garden shed/workshop from rear garden.

Site Description

The site is a detached chalet bungalow within the settlement boundary of New Alresford. There is sufficient parking for several cars to the front of the property with access from Rosebery Road. A dense hedge separates 30 Rosebery Road (the development site) and 32 Rosebery Road; whilst a closeboard fence separates 30 and 28.

The topography of the road itself slopes downwards from Grange Road to the north to Jacklyns Lane to the south.

There is little uniformity of character between the property and the surrounding dwellings and there is a distinct mix of building types and appearances.

Proposal

The proposal features alterations and additions to the existing chalet bungalow to form a new first floor. It also proposes an attached garage with associated landscape works. It also features an Air Source Heat Pump to sit alongside the property on the northern boundary.

The parking provision exists as per the current arrangement other than the addition of a garage. The means of access remains the same.

The proposed dwelling is contemporary in style and as well as brick materials includes standing seam zinc cladding and roofing and vertical larch timber cladding.

The application originally included a replacement garden workshop/shed but this has been removed from the scheme at the request of the applicant.

Relevant Planning History

No relevant planning history

Consultations

Service Lead – Built Environment (Urban Designer):

Comment:

- Happy with scheme presented
- Evidence to be provided regarding the landscape treatment to the driveway, a heritage assessment of the site and wider context, sustainability assessment with proposed construction methodology, character area description with diagrammatic appraisals. – Received 02/05/2024.
- Submission of a sample of the metal cladding.

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- The DAS to be updated as it refers to itself as a pre-application document in several places. – Received 08/05/2024.
- Confirmation that the first floor windows will be glazed and that the green roof and flat roof are to be inaccessible. – Confirmation received 02/05/2024.

Service Lead – Sustainability and Natural Environment (Trees):

- Request for Tree Survey and Arboricultural Impact Assessment and Method Statement due to the proximity of TPO 1293 T1 in relation to the proposed garden workshop.
- On the 24/05/2024 it was confirmed that this could be removed if the workshop was removed from the application.

Service Lead – Engineering (Drainage):

- No objections subject to conditions

Representations:

New Alresford Town Council

- Comments:
- The potential that the elevation of the extension may impose on the street scene.
- The materials used, in particular zinc, may not be alignment with local characteristics as outlined in the New Alresford Town Design Statement.

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

- Overlooking of rear neighbouring gardens caused by the proposed first floor windows and balcony.
- Overlooking from proposed first floor side windows to No 28
- Overlooking of the front garden / drive of No 32 from the proposed front bedroom window
Noise disturbance and overlooking arising from the proximity / level of the terrace/deck.
- Noise disturbance from the Air Source Heat Pump

1 Representations received commenting about the positioning of the Air Source Heat Pump

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2023)

Section 2 Achieving Sustainable development

Section 4 Decision Making

Section 8 Promoting healthy and safe communities

Section 12 Achieving well designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

Climate Change

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Consultation and pre-decision matters
Design: process and tools
Environmental Impact Assessment
Flood risk and coastal change
Planning Obligations
Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

DS1 – Development Strategy and Principles
MTRA2 – Market Towns and Larger Villages
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP16 – Biodiversity

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

DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Development Principles
DM18 – Access and Parking

Supplementary Planning Document

National Design Guide 2019
High Quality Places 2015
New Alresford Town Design Statement 2008
Residential Parking Standards 2009

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.
Nature Emergency Declaration.
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, 2023) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is within the Settlement Boundary of New Alresford where the principle of development is acceptable subject to compliance with the Development Plan and material planning considerations. Policy MTRA2 of the LPP1 indicates that Local Planning Authority will support the evolution of the larger settlements in the Market Towns and Rural Area to maintain and improve their role and function.

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

Assessment under 2017 EIA Regulations.

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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 application property is a 1920s bungalow and is simple in its architectural style. The property is visible from the public realm of Rosebery Road, with extremely limited views from Jacklyns Lane as it is almost completely dominated by Nos. 32 and 28 Rosebery Road and 48 Jacklyns Lane from that viewpoint.

The properties on Rosebery Road offer an eclectic selection of design, size and features and as such, it is not considered that there is any single uniform architectural style or use of materials to be protected or enhanced. There is a characteristic of pitched roofs/front gables in the surrounding properties and this has been incorporated into the design of the proposed development

The proposal seeks permission to make alterations and additions to existing chalet bungalow to form a new first floor, erect an attached garage and associated landscape works. A similar application to form a two-storey dwelling from a chalet bungalow was permitted on 24/07/2023 at 52 Jacklyns Lane. As such, this type of development has precedent in the area.

While the proposal will increase the height and scale of the dwelling, it is not considered that it would be intrusive in the context of the street scene. There is a variety of properties in the street ranging from chalet bungalows to two storey residential dwellings. The proposed roof line is in line with the dwellings to either side of the development site (Nos. 28 and 32), and it is therefore not considered that the development would be intrusive within the street scene due to its increased size.

The New Alresford Town Design Statement (2008) states that 'modern design is not excluded but visually intrusive or environmentally damaging design should be avoided'. While the use of modern materials such as zinc and timber cladding will give the building a distinct appearance, it has been designed in its form to reflect the traditional pitched roofs / front gables of surrounding properties. Furthermore, due to the recessive nature of the colours proposed in the materials it is not considered that it would be visually intrusive.

Overall it is considered to be a well designed building which will fit appropriately in this context and will make a positive contribution to the character of the area. The proposals were also considered by the Winchester-Eastleigh Design Review Panel at pre-application stage and the panel suggested various amendments to the scheme and were in support of the amended design as shown in this application.

Therefore the proposal is considered to be in accordance with PolicyCP13 of the LPP1, and DM15, DM16, DM17 of the LPP2 and the council's supplementary planning guidance High Quality Design.

Development affecting the South Downs National Park

The application site is located 0.6km from the South Downs National Park

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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 2023. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 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 and its statutory purposes is not identified.

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 will be no adverse impact as the works do not affect a statutory listed building or structure including its setting; the area is not a conservation area and there is no archaeological sensitivity or non-designated Heritage Assets within the site's vicinity.

Neighbouring amenity

The property has neighbouring residential properties along its north, south and western boundaries. Apart from the attached garage being added on the southern side of the building, the proposed extensions occupy the same footprint as the existing bungalow. There will therefore still be a gap between the main property and the fence lines with Nos. 28 and 32 Rosebery Road. The topography of the area has been accounted for in the design and the roof level has been designed to be level with the immediate neighbours. Therefore, while the building will increase in height and mass, it is proportionate to the scale of the properties either side and retains an appropriate gap to the boundaries. It is not therefore considered that it would have an overbearing impact on neighbouring properties.

While the increased height of the property may result in some increased loss of sunlight to No 28 to the north, it is not considered that this would be materially harmful and would be typical of impacts arising from properties sitting alongside each other in a street.

The proposed west elevation, facing the garden, indicates a balcony style terrace. Due to the enclosed nature of the balcony, it is not considered that this will create overlooking. In addition to the balcony, the new west elevation features a new window on the first floor, and two sets of bifold doors on the ground floor. The first floor window faces out over a single storey section of the building to the rear which will have a sedum roof. Condition 6 has been added to prevent future conversion of this roof area to a balcony or amenity space as this could result in a loss of privacy for No 32 Rosebery Road.

Regarding the proposed windows on the south elevation on the first floor, it has been confirmed that these will all be obscure glazed to a minimum of 1700mm. Condition 4 will ensure that these windows remain obscure glazed. There will therefore not be any loss of privacy for No 32 Rosebery Road.

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The proposal also features a long window and 2 skylights on the northern elevation. Due to the long window serving only a staircase and the positioning of the skylights, it is not considered that these windows will result in any unacceptable overlooking of No 28 Rosebery Road.

The additional windows proposed on the eastern elevation, facing out over the driveway, would not affect neighbouring properties on the opposite side of Rosebery Road.

The concerns regarding the potential noise disturbance that could result from the proposed Air Source Heat Pump (ASHP) are noted. However, this element of the proposal could be installed under permitted development and therefore it is not considered that it would be possible to substantiate grounds for refusal due to these concerns.

Overall, it is therefore concluded that the proposed development would not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, increased disturbance, overshadowing or by being overbearing and that the proposals are in accordance with LPP2 Policy DM17.

Sustainable Transport

The proposal has no changes to the current access into the site and although there is an increase in bedrooms there is plenty of parking on the site, sufficient for a dwelling of this size.

Therefore the proposal complies with policy DM18 of the LPP2.

Ecology and Biodiversity

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.

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.

The proposals are for extensions to an existing dwelling and will not affect biodiversity. The application, due to its type, is not required to provide the mandatory 10% biodiversity net gain. However, policy CP16 of the LPP1 does still seek for development to make biodiversity enhancements where possible and therefore condition 5 is attached requiring the applicant to submit a Biodiversity Enhancement Plan for approval to demonstrate how some simple measures such as bat boxes or swift bricks can be incorporated into the design.

Therefore the proposal complies with policy CP16 of the LPP1.

Sustainability

Policy CP11 expects new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. This is a householder application for alterations and extensions to an existing property. Nevertheless, the design allows 'an enhanced net zero living environment' (as set out in the supporting design and access statement), through a series of retro fit upgrades. The
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current owners of the property are keen to provide a highly energy efficient home through retrofits, instead of demolishing the property and rebuilding on the land – thereby employing adaptive reuse of the existing fabric. The proposal is therefore considered to be in accordance with the aims of policy CP11.

Sustainable Drainage

The site is in Flood Zone 1 and has also a very low risk of flooding. The proposal will keep the existing drainage system in place. This has been assessed by the council's Drainage Engineer and is acceptable in principle subject to the submission of some further details relating to soakaway calculations and the size of the required soakaway. These can be secured via a planning condition (condition 7).

Therefore the proposal complies with policy DM17 of LPP2.

Trees

The initial proposal featured a garden workshop in the back garden which would have affected the Root Protection Area of TPO 1293T1 which stands in the back garden of No. 32 Rosebery Road. An Arboricultural Impact Assessment and Method Statement, as well as a Tree Survey and Tree Protection Plan was therefore requested. However, the applicant has subsequently removed the garden workshop from the proposal which means that this report is no longer required as the extensions to the house are not considered to affect any trees.

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 proposal is considered to be acceptable in terms of impact on the local area and neighbour amenity. There are no other material planning considerations to warrant a refusal. Therefore this application is recommended for approval.

Recommendation

Application permitted subject to the following conditions:

Conditions

1. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed on the associated application form.

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

2. The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

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Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

Block Plan – Drawing no. 001 Rev/

Existing and Proposed Elevations – East and South – drawing no. 006 rev P01

Existing and Proposed Elevations – North and West – drawing no. 007 rev P01

Existing and Proposed Floor Plans – First Floor – drawing no. 004 rev P04

Existing and Proposed Floor Plans – Ground Floor – drawing no. 003 rev P04

Existing and Proposed Section Across Site – drawing no. 012 rev P01

Existing and Proposed Street Scene – drawing no. 008 rev P01

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

4. The proposed windows on the south elevation on the first floor of the site shall be treated with an opaque film which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

5. Details of biodiversity enhancement features in the form of a Biodiversity Enhancement Plan shall be submitted to, and approved in writing, by the Local Planning Authority prior to the commencement of the development. This shall include the type and location of bat and bird boxes/bricks. These biodiversity enhancements shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To ensure a net gain in biodiversity in accordance with the LPP1 CP16 and the NPPF Section 15.

6. The single storey rear section the building with a sedum roof as shown on drawing 004 rev P04 'existing and proposed floor plans - first floor ' shall not be converted to form a balcony or accessible amenity area at any time.

Reason: In the interests of residential amenity.

7. 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 development commences.

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

Informatives:

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1. In accordance with paragraph 38 of the NPPF (December 2023), 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, MTRA3, CP13, CP20
- Local Plan Part 2 - Development Management and Site Allocations: DM27, DM29

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.

3. 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.

4. 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.

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 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-consideratepractice>

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)

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Appendix 1

From: Committee Clerk <committeeclerk@newalresford-tc.gov.uk>
Sent: Wednesday, May 15, 2024 11:06 AM
To: Charlotte Smith <CSmith4@WINCHESTER.GOV.UK>; Planning Mailbox Account <pplanning@WINCHESTER.GOV.UK>
Subject: 30 Rosebery Road 24/00329/HOU

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Winchester Planning,

Please would you withdraw the submission of 3 April 2024 and replace with the following comments:

New Alresford Town Council requests that this application is referred to Winchester City Council Planning Committee for the following reasons:

The potential that the elevation of the extension may impose on the street scene.

The materials used, in particular zinc, may not be alignment with local characteristics as outlined in the New Alresford Town Design Statement.

Kind regards
Frances

New Alresford Town Council
Alresford Recreation Centre
The Avenue
New Alresford
Hampshire
SO24 9EP