

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 24/00936/HOU
Proposal Description: Single + 2 storey side and front extensions. Replacement garage with craft/games space in attic. Relocate vehicle access, extend drop kerb. New screen flank walls/pillars to opening with sliding gate.
Address: Highview, Swanmore Road, Swanmore, Southampton Hampshire, SO32 2QH
Parish, or Ward if within Winchester City: Swanmore Parish Council
Applicants Name: Mr David Roberts
Case Officer: Ethan Townsend
Date Valid: 30 April 2024
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

Link to page – enter in reference number **24/00936/HOU**
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reasons for Recommendation

The development is recommended for permission as it is considered that it will have a sympathetic design to the existing dwelling and have a neutral impact upon the character and appearance of the area in accordance with Policies DM15, DM16, and DM27 of the LLP2 and would not adversely harm neighbouring amenity in accordance with policy DM17 of the LPP2.

General Comments

The application is reported to Committee due to the number of objections received from addresses within the Winchester District which are contrary to the Officer's recommendation.

Amendments to Plans Negotiated

An amended site plan was received on 15th June 2024 which clarified the neighbouring property's (Three Corners) footprint. Annotations were added to the site plan to identify the positioning of the ground floor window of 'The Crest' and to identify the new tree planting that has occurred at the rear.

Amended plans have also been received which remove the first-floor rear window of the proposed outbuilding to address concerns raised by neighbouring properties.

Given the minor scale of the amendments (removal of a first-floor window) and as other additions were points of clarification, a re-consultation period was not undertaken.

Site Description

The application site is located to the north of Swanmore Road, with residential properties surrounding the site to the north, east and west. The dwellings along this part of Swanmore Road are built north of the road, with the south being occupied by open fields/grazing land. The site is comprised of a two-storey detached dwellinghouse and a single-storey detached garage. The dwelling is comprised of white painted brickwork. The dwelling has a front gable that protrudes slightly forward of the rest of the dwellinghouse. The dwelling is set back from the road and has a modestly sized rear garden. The majority of the front garden is screened from the road by virtue of the hedge on the front boundary. The side and rear boundaries of the site are marked by fencing.

The site is within the settlement boundary but there is still a semi-rural character to the area. There is a public right of way to the east of the site which leads from Swanmore Road, pass Hampton Farm to Jervis Court Farm. The boundary to the South Downs National Park is 41 metres to the rear of the site.

Proposal

The proposal seeks to erect a two-storey extension to the western side/front of the dwellinghouse and a single storey extension to the rear of this two-storey extension. The application form identifies that both extensions would be comprised of materials to match the existing dwelling. The existing garage would be demolished, and a replacement detached outbuilding erected. The outbuilding would be larger in footprint than the existing

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

and it would have a first floor to provide a games room/storage room. The proposal also seeks to reposition the access and extend the existing dropped kerb at the site. Walls and gates on the front boundary are also proposed.

Relevant Planning History

- 87/00302/OLD – First floor rear extension – Permitted 30/03/1987
- 76/00953/OLD - Erection of extension to provide utility and cloakrooms with bathroom over after demolition of part of existing lean-to – Permitted 24/06/1976

Consultations

Hampshire County Council (Highway Authority) –

- No objection

South Downs National Park Authority

- No comment

Representations:

Swanmore Parish Council:

The proposals contravene the Swanmore Village Design Statement and policies DM15-18 of the WCC Local Plan. The Parish Council has the following concerns:

The extension and replacement garage would have a negative impact on the amenity of neighbouring properties. Neighbouring properties would be overlooked and would lose privacy. Neighbouring properties would be overshadowed and would lose light. There is the potential for noise disturbance to neighbours from the gaming room within the garage.

The proposals would have a detrimental visual impact on the existing street scene which is made up of detached houses separated by large gardens. The proposals are out of keeping with neighbouring properties in terms of scale and size and would dominate the street scene.

The proposals would lead to an overdeveloped and overcrowded plot. The property has already been extended twice and the proposals would lead to a development that stretches fully across the width of the plot.

The development is very near to the South Downs National Park boundary but does not take into account the character of the National Park in terms of design, scale, mass and the SDNP Dark Skies policy.

The proposed design of the gates and wall are out of keeping with the surrounding properties' boundary treatments.

There is a lack of detail on the building materials to be used and the design. A flat roof is proposed which contravenes the VDS.

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

There is a lack of detail on the size and scale of the works, and inconsistency in the scales used on the plans. What, for example, are the distances between the extension and new garage and the neighbouring properties? It is difficult to assess the height of the extension and garage and the full impact of the proposals on neighbouring properties.

Concern about the safety of the proposed access, will cars be stationary on a fast and busy road, waiting for the electric gates to open.

Concern that the proposal includes the removal of hedgerow; the Council understands that hedges at the back of the property have already been removed.

6 Objecting Representations received from different addresses within the Winchester District citing the following material planning reasons:

- Overdevelopment within the plot
- The extension is not of an appropriate scale being too large and wide for the property and prominent within street scene. Out of keeping/character with the street scene.
- Proposed gates and wall are contrary to village and rural style.
- Concern over the garage being used as a new dwelling.
- Concern over the container in front garden.
- Contrary to Village Design Statement.
- Overshadowing Impact and Loss of light.
- Levels of privacy afforded to neighbours – overlooking.
- Road safety due to new gates – incongruence with local style and character.
- Hedge removal

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision Making
- Section 12 – Achieving Well-designed and Beautiful Places
- Section 15 – Conserving and Enhancing the Natural Environment

National Planning Practice Guidance

- Public Consultation: Paragraph: 002 Reference ID: 15-002-20180615
- Determining a Planning Application and Extensions of Time: Paragraph: 003 Reference ID: 21b-003-20140306
- Historic Environment: Paragraph: 002 Reference ID: 18a-002-20190723
- Use of Planning Conditions: Paragraph: 001 Reference ID: 21a-001-20140306

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

- DS1 – Development Strategy & Principles
- CP13 – High Quality Design
- CP16 – Biodiversity
- CP20 – Heritage and Landscape Character

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

- DM1 – Location of Development
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
- DM27 – Development in Conservation Areas

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Residential Parking Standards 2009

Swanmore Village Design Statement

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.

Nature Emergency Declaration (September 2023)

Statement of Community Involvement (January 2024)

Landscape Character Assessment April 2022

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 located within the defined settlement boundary of Swanmore where the principle of development is acceptable subject to compliance with the Development Plan 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 area is characterised by detached dwellinghouses. Generally, properties along this part of Swanmore Road are two-storey in height and brick built. There is some variety in the design and form of dwellings. The dwellings are set back from the road, with well-sized rear gardens. There are gaps between the dwellings to create a sense of openness. The hedgerows at the front of dwellings contribute to the semi-rural character.

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The proposed two-storey front/side extension would imitate that appearance of the existing front gable. The gable-end would be decorated similar to that of the existing property. Whilst the extension would not be a subservient addition to the dwellinghouse, being of the same ridge height as the existing dwelling, it would create some symmetry with the existing front-gable. The front extension would not protrude further forward of the existing front-facing gable. The roof form and eaves height would mirror that of the existing property. Its appearance would preserve the character of the principal elevation of the dwellinghouse.

It is considered that the design form and material palette of the proposed two-storey extension corresponds with the wider context of the surrounding area. The neighbouring property, The Crest, also has two front-facing gables and a fairly wide frontage. The proposal would result in the dwelling having a width of approximately 13.5m. The neighbouring property, The Crest, has a width of circa 12.6 metres. Whilst the proposed side extension would result in a noticeable increase in the width of the existing dwelling, it is not considered to be so significant that it would appear out of keeping with the surrounding properties.

The proposed two-storey extension would be visible from the public realm and as detailed above, it is of a design and form that respects and preserves the character and appearance of the principal elevation and the surrounding area. There is high boundary hedging to the front of the property which mitigates the impact of the extension to some extent by softening the appearance of the dwelling within the street scene. When seen from the road, there would be a sufficient degree of separation from the application site (Highview) and The Crest. At the closest point, the proposed two-storey side extension would be just over 1.5m from the boundary fence and 4.5 metres from The Crest. There would still be a sufficient gap between the existing dwellinghouse and the other side boundary to relate to the street scene. The replacement outbuilding would be set back within the plot, so when viewed from the street scene, it would not appear that there is a continuous frontage of built form within the plot. For these reasons, it is not considered that the proposed development would be excessively wide, nor would it result in a harmful loss in the gaps between dwellings that would be detrimental to the character of the area.

The proposed dwelling would have a variety of heights and building depths which helps break down the mass of the dwelling. This is achieved through the addition of the single storey extension, the use of gables and different ridge/eaves heights.

The application form notes that the property would be comprised of bricks and tiles to match the existing. To ensure that the selected materials would complement the existing dwellinghouse, a condition will be attached requiring samples to be provided prior to the development commencing.

The Swanmore Village Design Statement (hereafter referred to as 'SVDS') states that if possible flat roofs should be avoided. The proposed front porch would have a flat roof. This porch is of a limited size and height, and it is mainly screened from the road by virtue of the boundary hedging. Given the limited size of the porch and the restricted views from the street scene, it is not considered to result in wider harm.

The single-storey rear extension would have a flat roof. The proposed single-storey extension would be a subservient addition to the dwellinghouse, being single-storey in

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

height and set at a significantly lower eaves and ridge height than the dwelling. Due to the positioning of the single-storey extension and its height, it would not be visible from the public realm. As such, the flat roof would not lead to harm to the wider character of the area. Therefore, whilst this design element is not particularly desirable, it is not objectionable.

Concern has been raised regarding the increase in built footprint at the site and the potential for the development to result in overdevelopment of the plot. The SVDS states that the ratio of any new building to its plot size should be in scale with the adjacent properties. Whilst the proposed extensions will increase the footprint, bulk and scale of the dwellinghouse, given the considerable size of the plot, the dwellinghouse when viewed in isolation is not considered to appear cramped or contrived within the plot.

However, the proposed outbuilding and storage container would add to the amount of built development at the site. To ensure that the plot is not overly developed, it is considered reasonable to condition the removal of the temporary storage container following the completion of the development. This would ensure that the coverage of built development is limited to a level that is considered acceptable. Furthermore, the removal of the storage container would improve the character and appearance of the site. Overall, the proposal would result in an increase in site coverage, however, with the removal of the storage container conditioned, on balance, it is not considered to be excessive given the size of the plot.

The replacement outbuilding would be larger than the existing single-storey garage. The replacement outbuilding would be 'L' shaped. It would be circa 8.33m in length and 5.17m in width. There is some variance in ground levels surrounding the outbuilding, however it would be approximately 3.55 metres in height to the eaves and 5.91 metres in height to the ridge. It would utilise a similar design, form and material palette to the host dwellinghouse, which ensures a consistent appearance across the site. The outbuilding, despite its increase in height, would still appear as a subservient outbuilding to the host dwelling. Its height, scale, size and mass do not compete with the host dwelling.

The replacement outbuilding will be sited slightly further forward of the existing garage. The increase in height and larger footprint would increase the visibility of this outbuilding (compared to the existing). The replacement outbuilding would be set back from the road by 22 metres. Whilst it would be visible in front-on views from Swanmore Road, given the distance from the road and its appropriate design and form (matching that of the host dwelling), it is not considered to appear overly prominent within the street scene.

There are a number of examples of detached garages within the surrounding area and this replacement outbuilding would be sited near to the outbuilding at Merewether. When viewed from the road, this building clearly distinguishes itself as a subservient outbuilding by virtue of its lower eaves and ridge height (in comparison to the dwelling) and due to the presence of front garage doors.

The floor plans indicate that the dwelling is to be used as a garage/store/games room. The proposed use of the outbuilding is incidental and is considered acceptable for a residential area. A condition will be attached to ensure that the outbuilding remains incidental to the dwellinghouse and at no point forms a separate unit of accommodation.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The proposal also seeks to erect a sliding gate and brick wall at the site. The brick wall would be approximately 1.9 metres in height and the brick piers would be 2.2 metres in height. The proposed wall and gates would only surround the vehicle entrance. The proposed wall and gate would have a more suburban appearance and would be visible from the street scene. It is noted that there are no examples of gates or walls within the immediate vicinity of the site. However, the application site is located adjacent to Merewether, which is a dwelling with a more contemporary and suburban appearance. The application site, whilst in the settlement boundary, is within semi-rural surrounds where consideration needs to be held towards preserving this character. The front boundary hedging makes a key contribution to the character and appearance of the area. The proposed site plan identifies that the hedge is to be retained. The walls and the gates would only occupy a modest part of the road frontage, as most of the front boundary would still be occupied by the hedging. It is considered that the impact of the walls and gates would be softened by their proximity to the high boundary hedge. For this reason, it is considered reasonable to condition the retention of the hedge, to ensure that the semi-rural character of the application site is maintained in perpetuity. Therefore, with the condition assuring that the boundary hedge will not be lost, on balance, the walls and gates are considered to be acceptable in this location.

There is a public right of way (ROW) to the southeast of the site. The proposed two-storey and single-storey extensions would be added to the northwestern side of the dwellinghouse. Due to the positioning of these extensions and the distance between the extensions and the ROW, there would be no harmful impact upon the enjoyment of this ROW. It will be possible to view parts of the proposed outbuilding from the ROW. However, due to the intervening buildings and boundary treatments, any impact is sufficiently mitigated.

Overall, it is considered that the proposed development is capable of being accommodated on the site without an adverse impact on the character and appearance of the surrounding area. For the reasons set out above, it is not considered that a recommendation of refusal could be sustained at appeal as the harm to the character and appearance of the area cannot be demonstrated to be of significant detriment. The development is therefore considered to be compliant with Policy DM15 and DM16.

Development affecting the South Downs National Park

The boundary to the South Downs National Park is circa 41 metres from the rear boundary of the application site.

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.

The South Downs National Park Authority have been consulted on the application and they have not raised any comments. The Parish have shared concern over the fact that the size of the property does not consider the character of the National Park and the

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

SDNP Dark Skies Policy.

The previous section has considered the development's impact upon the character and appearance of the area. The site is surrounded by other residential properties to the north, east and west.

Given the distance from the National Park, it is reasonable to condition external lighting at the site to ensure that it is appropriate for the dwellinghouse and in the interests of limiting light pollution. The proposed single-storey extension would have a roof lantern and the outbuilding would have three small rooflights. The application site is located within the settlement of Swanmore, near to other residential dwellings with existing sources of light. The application site also contains an existing dwelling with associated light emission. These proposed features (roof lantern and three small rooflights) are not considered to produce adverse levels of light pollution to the detriment of the South Downs National Park.

Taking account of the Park's purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and promote understanding of its special qualities, the development will have a neutral impact and does not therefore adversely conflict with the statutory purposes of the SDNP designation.

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

The proposed development would not impact upon the historic environment. Given the distance from any designated and non-designated heritage asset, the proposal would not affect any statutory Listed Building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

Neighbouring amenity

The application site is surrounded by residential properties. Merewether and The Crest are situated either side of the property, with Hampton House to the rear.

With regards to Merewether, the proposed extensions would be a sufficient distance away to not impact upon this neighbouring property. However, the replacement outbuilding is sited near to the boundary with this property. The proposed replacement outbuilding would be sited 0.5m away from the boundary at the closest point. The existing outbuilding was located closer, but this building was single storey in height and of very a limited scale and bulk. The outbuilding would have a pitched roof and the orientation of the outbuilding would ensure that the eaves are closest to the boundary with the neighbour. Given that the roof slopes away from the boundary, this would limit the potential overbearing impact of the building. The proposed elevation plan identifies the boundary fence and shows that the eaves will be 0.64m to 0.89m above the fence height with the variation due to changes in ground level. Whilst it is acknowledged that the proposals would be visible by the occupants of Merewether, it is not considered that the outbuilding would result in an adverse overbearing impact to the significant detriment of the occupants.

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Concern has been raised with regards to the potential for the outbuilding to create noise. The first floor of the outbuilding is to be used as a games room. The use of this outbuilding in association with the host dwelling is not considered to give rise to significant adverse impacts upon noise levels beyond what could be reasonably expected within the domestic curtilage of a property.

There are three ground floor windows located on the neighbouring property's (Merewether's) western elevation. One serves a bathroom; one serves a study and the other serves a utility room. The window serving the bathroom is located closest to the proposed outbuilding, with a distance of about 7 metres. Given the increased height of the replacement outbuilding, it is reasonable to suggest that there will be an impact upon the light received by these rooms. However, given the orientation and positioning of these windows, there will only be an impact upon late afternoon sunlight. In light of the distance between the replacement outbuilding and neighbouring property's windows and the height of the extension, it is not considered that there will be an adverse loss of sunlight received by these rooms. These habitable rooms will still receive sufficient daylight.

The Crest is located to the west of the application site. The proposed two-storey side extension would result in the built form of Highview being closer to this neighbouring property. This extension would have one first floor window on the western side elevation. This window would be a high-level obscure glazed window and therefore, there will be no direct overlooking impact as a result. Two new ground floor windows are proposed on the side elevation but given the presence of boundary fencing and hedging, an overlooking impact is not expected.

The proposed two-storey side extension would be located between 1.3m-1.9m from the side boundary fence. The distance between the boundary fence and The Crest is approximately 2.6m. Therefore, there would be a 4.2m-4.6m gap between the two properties. There are some changes in ground level however, the proposed extension would have a ridge height of approximately 7.85m and eaves height of 5.35m. Comments have been raised regarding the potential overbearing impact of this extension. The planning history of the neighbouring property has been reviewed and identifies that the ground-floor window (as shown on the amended site plan) serves a 'family room'. This room is solely served by this window, which was confirmed during the site visit. There are no other ground-floor windows that would be impacted by the proposed extension. The proposed extension would result in the built form being built closer to this neighbouring property, however, at present the outlook from the 'family room' is of the existing property's flank elevation. The proposal would result in a similar outlook from this room, and considering the distance between the two, it is not considered to be unduly overbearing to the significant detriment of this neighbouring property's amenity.

The floor plans from 2003 application (03/00546/FUL) confirm that The Crest's ground floor window on the eastern elevation serves a family room and the first-floor window serves a bathroom, which is not considered as prime amenity space. The High-Quality Spaces SPD (2015) sets out that overshadowing and loss of light is an important amenity consideration. "For example, where a two-storey structure is placed immediately to the south of a neighbouring patio area." In this instance, a two-storey structure would be placed to east of this neighbouring property's window. With regards to sunlight, the sun rises in the east and sets in the west. As such, it is reasonable to expect that this ground-floor window will only receive sunlight in the mornings. By the time the sun sets in the west, this neighbouring property will be overshadowing the windows on the side elevation

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

of Highview. This is an anticipated relationship between neighbouring properties in residential areas.

Objections have been raised with regards to the proposal failing BRE guidelines. The case officer has visited the site to establish the relationship between the application site and neighbouring properties. In this instance, there is a sufficient distance between this ground floor window and the proposed development. The extension would result in an impact upon the level of light received by this habitable room. However, the extension is not positioned in a way that it would result in such a significant reduction in the levels of daylight and sunlight. There would still be an adequate level of light received by this room. The neighbouring objection and relationship between the properties has been carefully considered and whilst the neighbouring property would be impacted by the development, it is not considered that the proposal would be significantly detrimental to justify refusal of the application.

The neighbouring property to the rear, Hampton House, is sited a sufficient distance from the proposed outbuilding and extensions to not be adversely affected by any overshadowing or overbearing impact. Amended plans have been received that remove the first-floor window of the proposed outbuilding so that there would not be any overlooking impact on this neighbour. The applicant has recently planted a row of trees at the rear of the site which will provide additional screening to the site. Once these trees become more established, they will significantly reduce any mutual overlooking between Highview and Hampton House. The proposed rear extension is not located closer to this property than the existing rear of the dwellinghouse so there is not considered to be any adverse impact on this neighbouring property.

Concern has also been raised about the development's impact upon a loss of views. For clarity, a loss of a private view is not a material planning consideration.

In conclusion, the neighbouring objections have been carefully considered in the assessment of this application. It is acknowledged that the proposed development would be a visible addition from the perspective of neighbouring properties, yet when weighing the above factors into consideration, it is not considered that the level of impact would be materially harmful that would justify a reason for refusal on these grounds. As such, the proposal would comply with the requirements of Policy DM17.

Sustainable Transport

The application seeks to relocate the existing vehicle access and extend the dropped curb to the northwest. The Highways Authority have been consulted on the application and they have no objections. An informative will be added to ensure that the applicant is reminded that they will need an agreement with HCC to undertake the drop kerb works on the Highway.

The Highway Authority have confirmed that the relocation of the access will have no negative impacts to the existing visibility splays onto Swanmore Road. The Block Plan identifies that the gates will be sufficiently set back in excess of 6 metres from the highway edge to ensure that vehicular traffic is not impeded whilst vehicles are waiting for the gates to open.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The proposal would not increase the number of bedrooms at the property. In light of this, it is not foreseen that the proposal would result in a material increase or change in the volume of traffic entering or leaving a highway. The residential parking standards identify that a four-bedroom property requires three parking spaces. The proposed block plan identifies that there would be space on the front driveway for three cars.

As such, it is considered that there are no highway reasons to refuse the application and it is also considered to comply with policy DM18 of LPP2.

Ecology and Biodiversity

The proposal will have no impact as it is not development within, bordering or in close proximity to a Nationally 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 Nationally 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 proposal is for development to buildings within the residential curtilage of the site. The application site was not highlighted under the Hampshire Biodiversity Information Centre triggers. The Biodiversity Checklist did not identify that any further surveys are necessary. Therefore, the proposal would be in compliance with Policy CP16 of LPP1.

Sustainable Drainage

The site is located within Flood Zone 1, and therefore it has a very low risk of flooding. The proposal will have no impact upon drainage as the site is already an existing residential dwelling. It does not seek to erect a new dwellinghouse nor is it considered to intensify levels at the site. The site will still remain a four-person dwellinghouse. The proposal will be subject to a Building Control inspection (Informative 7). The proposal is expected to use the existing surface water and sewage as the existing dwelling. Therefore, the proposal complies with policy DM17 of LPP2.

Trees

Policy DM24 of the LPP2 allows development which does not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, ground flora and the space required to support them in the long term.

There are no trees within the confines of the site that would be impacted by the extension. There are several trees located close to the replacement outbuilding on the neighbouring property's land (Three Corners). These trees are shown on the amended site plan. The existing garage falls within the root protection zone of a small adjacent tree. The proposed replacement garage would be sited marginally further away from this tree. However, this tree is not protected by a tree preservation order, and in light of the existing built form at the site, it is not considered that the proposal would result in an adverse impact upon the health and amenity of this tree.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

There is a hedgerow on the front boundary of the site. The proposed site plan confirms that this hedge is to be retained. The proposal will therefore comply with policy DM24.

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

This application proposes a development which cumulatively would result in an increase in site coverage. However, the proposed extension and outbuilding have been designed to be in keeping with the style and form of the existing dwelling. The site will still retain important characteristics that contribute to the character of the area, as such it is considered that the proposed development is capable of being accommodated on this reasonably sized site without leading to significant harm. It is acknowledged that the proposal would impact neighbouring properties however the harm has not been identified to be at a significant level that would warrant a reason for refusal.

The proposal complies with policies DM1, DM15, DM16, DM17 and DM18 of the Local Plan Part 2 (2017) and DS1, CP13 and CP16 of the Local Plan Part 1 (2013) and the High-Quality Places SPD.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

01 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).

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

- Proposed first floor plan, drwg 04B, received 15/06/2024
- Proposed Elevations, drwg 05A, received 24/06/2024
- Proposed Re-positioned vehicle access/ screen walls/ gates, drwg 06A, received 15/06/2024
- Proposed Site/Block Plan, Drwg 01A, received 15/06/2024

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

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

03 No development above foundation level shall take place until samples or exact details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Development must be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory and high-quality appearance in the interests of the amenities of the area.

04 The temporary storage container (shown on Proposed Site Plan Drwg. 01 Rev A) must be removed from the site 3 months following the completion of the proposed development.

Reason: In the interests of visual amenity.

05 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by Winchester City Council.

The lighting must then be installed in accordance with these approved details.

Reason: To protect the amenities of the area and to limit light pollution in this semi-rural area adjacent the South Downs National Park.

06 The outbuilding hereby permitted shall not be used at any time other than for purposes incidental to the existing dwelling. At no time shall the outbuilding be occupied as an independent unit of accommodation.

Reason: To accord with the terms of the application and to prevent the creation of inappropriate units of accommodation, leading to over intensive use of the site.

07 The front boundary hedge, as shown on the Proposed Site/Block Plan (DRWG 01 A) shall be retained for the lifetime of the permission hereby granted.

If the hedge is removed or becomes seriously damaged or diseased, it should be replaced in the next planting season with planting of a similar size and species, unless Winchester City Council gives written consent to any variation.

Reason: To preserve the character and appearance of the area.

Informative:

1. In accordance with paragraph 38 of the NPPF (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.

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

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Local Plan Part 1 Joint Core Strategy: DS1, CP13, CP16, CP17
- Local Plan Part 2: DM1, DM15, DM16, DM17, DM18, DM24
- High Quality Places SPD
- Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- Parking Standards SPD
- National Planning Policy Framework

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. 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 Considerate Practise <https://www.ccscheme.org.uk/resources/the-code-of-considerate-practise/>

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) <https://www.winchester.gov.uk/building-control>

8. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements (as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024) are considered to apply as follows:

- The Development is for a householder application

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

9. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged, then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

- The name of the planning officer who dealt with application.
- The application case number
- Your contact details
- The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

10. The applicant is advised that the formation of the new vehicle crossing (dropped kerb) will require the consent of the Highway Authority, Hampshire County Council. Licence applications can be made via Hampshire County Council's website: www.hants.gov.uk/transport/licencesandpermits/roadopening

11. In order to promote biodiversity, please consider the installation of erecting appropriate bat/bird roosting/nesting provision after completion of the proposal. For further advice, please refer to <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes> or <https://www.rspb.org.uk/birds-and-wildlife/helping-birds-and-wildlife>.