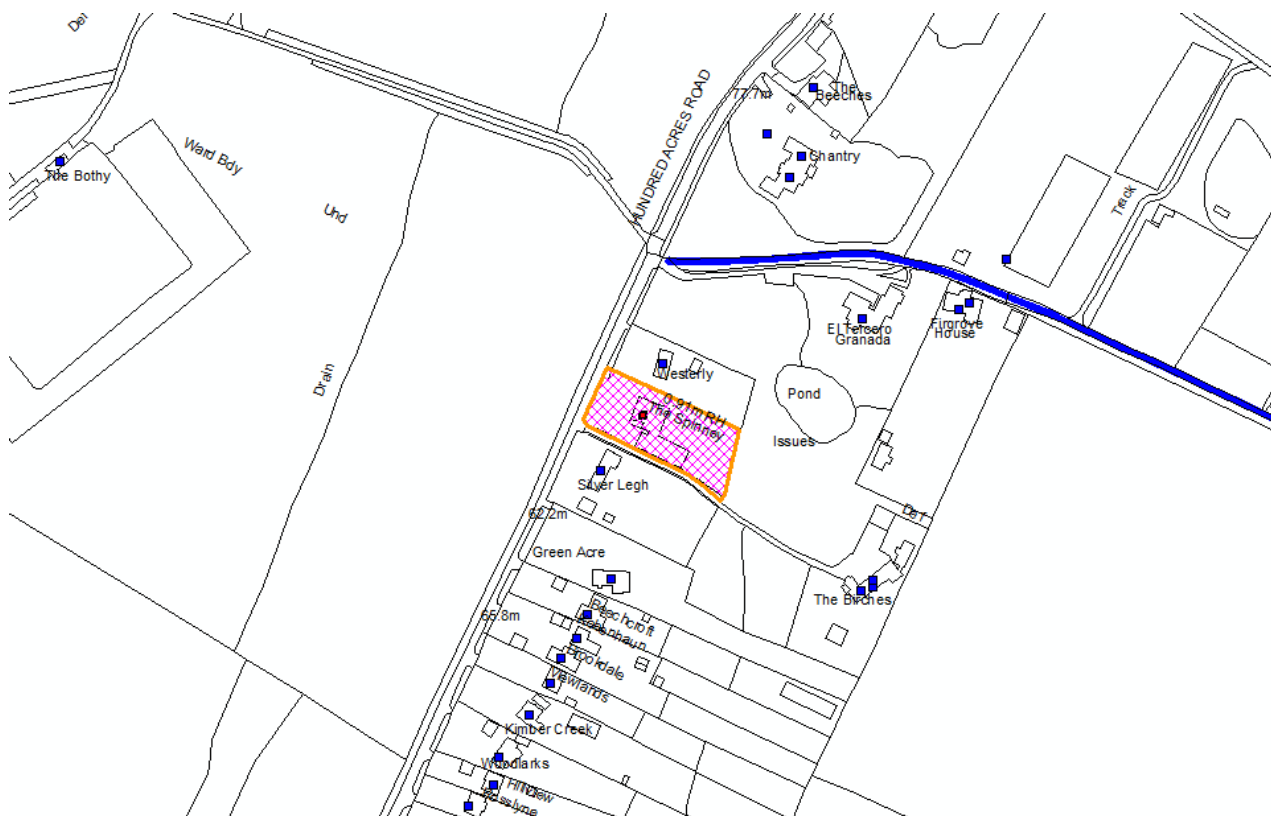


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Case No: 24/01675/HOU
Proposal Description: New two-storey porch. Two new gable dormers to front elevation of the existing house and garage roof; one new flat roof dormer to rear elevation garage roof.
Address: The Spinney, Hundred Acres Road, Wickham, Fareham, Hampshire, PO17 6HY
Parish, or Ward if within Winchester City: Wickham and Knowle Parish Council
Applicants Name: Mr Adrian Donald
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 24/01675/HOU
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



Scale 1:2500

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Reasons for Recommendation

The development is recommended for permission as it is considered that the proposal will not result in detrimental harm to the character of the area in accordance with Policies DM15 and DM16 of the LLP2 and would not cause adverse harm to neighbouring residential amenity in accordance with policy DM17 of the LPP2.

General Comments

Wickham and Knowle Parish Council has requested for this application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1

Amendments to Plans Negotiated

Amended plans were received on 7 October 2024. An amended block plan has been provided which shows the existing outbuilding within the rear garden and the canopy area. The amended plans show that the proposed gable dormers on the front elevation of the house have been reduced in size to become eyelet dormers. Similarly, the amount of glazing on the gable has been reduced. The extent of windows on the rear flat roof dormer has been reduced and the window located in a central position. These plans were advertised with a new site notice, parish and neighbour notifications.

Site Description

The application site, 'The Spinney', is comprised of a detached dwelling, with an attached outbuilding, pool building and detached outbuilding set within generous grounds. The site is well screened from the road by mature planting on all boundaries. There are ground level changes within the site as the land falls away from the rear of the dwelling to the rear boundary where a small stream is located. The site does not fall within any defined settlement boundary and is located within semi-rural surroundings. The site has previously been developed, with the resultant property having a contemporary appearance. The immediate area is comprised of large, detached dwellings set within generously sized grounds. The site is adjacent to the SINC and ancient woodland (Rookesbury Park Plantation East), which falls on the western side of Hundred Acres Road. This ancient woodland falls within the boundary of the South Downs National Park. There is a PROW to the north of the site leading from Hundred Acres Road to the east.

Proposal

The proposal seeks to erect two new eyelet dormer windows on the front elevation of the dwellinghouse. These two new eyelet dormers would be sited at equal distances from the proposed two-storey front (porch) extension. A two-storey front extension is proposed with a gable roof. At ground-floor level this extension would provide a front porch, whilst at first-floor level would form part of bedroom. This extension would feature gable glazing from first-floor level. Two new pitched dormer windows will be inserted into the front of the attached outbuilding. On the rear elevation of the attached outbuilding, a flat roofed dormer would be inserted.

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Relevant Planning History

- 16/01364/FUL - Double Garage and Pool Building with glazed link to house, following demolition of existing garage and workshop – Permitted 22/09/2016
- 14/02023/FUL - (HOUSEHOLDER) Raising the roof; Front & Rear Single storey extensions; dormer to rear with juliette balcony; render dwelling; velux windows to front; first floor side windows (AMENDED DESCRIPTION) - Permitted 27/10/2014
- 02/01917/FUL - Installation of an LPG tank to provide gas heating – Permitted 16/09/2002
- 89/00640/OLD - Single storey side and rear extension – Permitted 24/04/1989
- 79/01512/OLD - Erection of extension to garage – Permitted 18/09/1984

Consultations

South Downs National Park Authority - No comment

Representations:

Wickham and Knowle Parish Council:

- Objection. Please see Appendix 1

Three comments of objection has been received from two properties regarding the initial plans and the amended plans, citing the following material planning considerations:

- Overdevelopment of the plot
- Inaccuracies in the submitted plans
- Light pollution from glazing and outdoor lights
- The glazing is out of keeping with its setting adjacent to South Downs National Park
- Overlooking and overshadowing impact on neighbouring property
- Inaccuracies in the Biodiversity Checklist
- Impact upon Rookesbury Ancient Woodland and the SDNP.
- The amendments are minor
- Concern over the low transmittance glazing and whether it will be installed
- Aluminium wall, porch and glazing are out of keeping with character of area.

Comments have also been received regarding other development that has been erected at the site however these structures are not subject to this application.

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

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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
- CP21 SDNP

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

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Residential Parking Standards 2009

Wickham Village Design Statement 2001

Other relevant documents

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

Nature Emergency Declaration.

Statement of Community Involvement 2018 and 2020

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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 proposed changes to the NPPF that are currently being consulted on identify an anticipated approach on Government policy. However, as this is only a public consultation document at this stage, it does not yet hold substantial material weight.

The Regulation 19 Local Plan, as now agreed by Full Council, can be given appropriate and increasing weight in the assessment of development proposals in advance of Examination and Adoption.

The site is situated outside of the settlement boundary of Wickham and as such the site is considered to fall within the countryside. In this area, Policy DM3 of the LPP2 seeks to protect small dwellings in the countryside. For the purposes of Policy DM3, a small dwelling is one with a gross external floorspace of up to 120 sq metres. The baseline date for calculating the existing floorspace is on the date of the adoption of the current Plan (April 2017), or as originally constructed, whichever is the later. As such, in this case, identifying the existing floorspace in April 2017 is appropriate. Records show that the existing gross external floorspace in 2017 was just over 300 square metres. Therefore, the property is not a small dwelling, and the property is not bound by the size limitations set out within Policy DM3.

The principle of the proposed development is acceptable subject to compliance with the Development Plan as a whole and all other 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 site is located within the countryside, in a residential area on Hundred Acres Road. Properties line the eastern side of the road. The property has been amended and extended through the course of its lifetime. The property presently has a fairly suburban appearance. The site is well screened from the road by virtue of the front boundary planting, therefore, its impact upon the street scene is mitigated.

The Authority's High-Quality Spaces SPD (2015) notes that dormers should not dominate the roof and should complement the overall composition of the building(s) in terms of proportion, size, position, detailing and materials. Dormer windows should generally be aligned with the windows below and be kept well away from the ridge and edges of the roof.

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In this instance, the proposed eyelet dormers and front dormers on the garage are modest in scale and proportionate in scale to the roof. The dormers would be broken by appropriately spaced gaps to ensure they do not dominate the roof. There are examples of other dormers within the street scene, with the neighbouring property, Westerley, hosting three dormers on its front elevation. Therefore, it is considered that these dormer windows would adhere to the Authority's Design Guidance and would not result in any detrimental harm to the character and appearance of the area.

The proposed rear dormer is larger in size, but it would not be visible from the public realm. As such, its impact upon the character and appearance of the area is limited. The rear dormer matches the style and design of the existing rear dormer on the dwellinghouse. Whilst it is large in size, it is set down from the ridge line for subservience. For these reasons, the rear dormer is acceptable.

The proposed two-storey front extension would extend the footprint of the property. Whilst the property has previously been extended, the proposed two storey front extension is modest in size, with a depth of 1.635 metres and a width of 5.798 metres. Comments have been received regarding the size of the property and the previous additions to the dwelling. Therefore, a consideration within this application is whether these additions would lead to the overdevelopment of the plot. The existing property is not a small dwelling, and in comparison to the size of the host dwelling, this front extension would be a modest addition. The site would still retain sufficient front and rear garden space to ensure that the dwelling does not appear overly cramped within its plot.

Comments have been received regarding the proposal's impact upon the character and appearance of the area. The existing property is not a traditionally rural styled property. The proposed fenestration and glazed gable would utilise aluminium. Whilst aluminium fenestration is contemporary in appearance, it would match the existing fenestration at the property. Therefore, it is not considered to be out of keeping with the existing dwelling.

The proposed gable glazing would be contemporary in appearance but would not be at odds within the existing property. The front of the property would still be sufficiently set back from the road. The existing front boundary planting would screen and soften the appearance of this gable glazing. The front boundary hedging is a key contributor to retaining the character of the area. The amended site plan identifies that the hedging and planting is to be retained. On balance, given the screening and the set back from the road, it is not considered that the front extension would be detrimentally harmful to the character of the area warrant a reason for refusal on this application.

The PROW to the north is a sufficient distance away and there are intervening neighbouring properties. An impact on the PROW is not demonstrated.

Overall, whilst the property has previously been extended, the alterations proposed under this application are considered to be acceptable in this location. The proposed development is capable of being accommodated on site without appearing overdeveloped. 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 proposal would therefore comply with policies DM15, DM16, and DM23.

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Development affecting the South Downs National Park

The application site is located 6 metres from the South Downs National Park. The boundary to the National Park is located on the opposite site of Hundred Acres Road. 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 were consulted on the application and provided no comments.

The site is located adjacent to the South Downs National Park and ancient woodland. For these reasons, the amount of glazing has been reduced during the course of the application and the plans identify that the glazing would be low transmittance. A slightly larger overhang has been introduced over the proposed gable to limit the direction of light. The proposal involves the removal of the existing roof lights at the property, which due to their orientation emit light directly upwards into the night sky. Subject to conditions ensuring that the development is carried out in accordance with the amended plans, and securing low transmittance glazing, then adverse light pollution and a harmful impact on the South Downs National Park's night sky can be successfully mitigated.

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 and would comply with Policy CP19 of the LPP1.

Historic Environment

No impact upon the historic environment; the works do not affect a statutory Listed building or structure including setting; Conservation Area, Archaeology or Non-designated Heritage Assets including setting.

Neighbouring amenity

The site has neighbouring properties to the north and south. The neighbouring property to the north, Westerly, will not be adversely impacted by the proposal. The proposed dormers would not provide any significant views into this property's private residential area.

To the south of the site lies Silver Leigh. These properties are separated by an access track which leads from Hundred Acres Road to The Birches. Comments have been received from this neighbour regarding the potential for the rear dormer to result in overlooking. The proposed rear dormer would be sited on the rear roof slope of the existing attached garage building. The dormer would serve an annexe bedroom/bathroom. This dormer would be visible from the residential garden of Silver Leigh.

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Silver Leigh has a large garden, with prime amenity areas directly outside the rear of the property. Silver Leigh does however have a seating area adjacent to the existing pool building on the application site, and there is potential for overlooking from the proposed rear dormer on the annexe building. Amendments have been made to reduce the size of the window in this dormer and to position it centrally, further away from this neighbour. Taking account of this alteration, the distance between the window and this amenity area (as divided by the access track), and the fact that Silver Leigh maintains a large garden area for use as amenity space, an adverse overlooking impact is not demonstrated.

The proposal seeks to add an annexe within the loft space of the garage outbuilding. The use of the first floor as ancillary accommodation is acceptable. A condition has been attached to ensure that the annexe accommodation remains ancillary to The Spinney and is not used independently of the host property.

Due to the nature and scale of the proposal, distance from neighbours and boundary treatments, an adverse overbearing or overshadowing impact is not anticipated. Overall, it is considered that the proposal complies with Policy DM17 of the LPP2.

Sustainable Transport

This application does not propose to alter the access and parking arrangements at the site: the existing access and parking layout is to be retained. The property would still have sufficient space for three vehicles to park on the front drive. Therefore, the proposal would comply with the Residential Parking Standards SPD.

The local planning authority is satisfied that the application is in accordance with the Standing Advice, is not likely to result in a material increase or change in the volume or character of traffic entering or leaving a highway. It is therefore concluded 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.

HBIC and WCC ecological databases have been reviewed and no local ecological/biodiversity concerns have been identified. The proposal would alter the modern roof of the existing buildings. Whilst the site is in close proximity to woodland, due to the age of the roof and the lack of other common bat features further surveys are not considered necessary. Therefore, the proposal would be in compliance with Policy CP16 of LPP1. An informative is however included to remind the applicant of their responsibilities in the event a protected species is discovered during works.

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This application is for householder development and is therefore exempt from the Biodiversity Net Gain requirement.

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. Given the modest scale of development, an adverse impact on trees is not anticipated. The site plan identifies that the front boundary trees and planting are to be retained.

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 application site is located outside of any defined settlement boundary, but it is not a small dwelling in policy terms and therefore the principle of development is acceptable, so long as it accords with the Development Plan and material planning considerations.

As set out above, the proposal is not considered to have a detrimental impact on the character of the property or surrounding area. Similarly, it will not have an adverse impact on the residential amenity of neighbouring properties.

The proposal complies with policies DM1, DM15, DM16, DM17, DM18, DM23 and DM24 of the Local Plan Part 2 (2017) and DS1, CP13, CP16 and CP19 of the Local Plan Part 1 (2013) and the High-Quality Places SPD.

The proposal accords with the NPPF and Development Plan policies of the Local Plan Part 1 and 2 and does not raise any material matters of sufficient weight to outweigh it or that would weigh against the granting of planning permission.

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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:

- Site & Location Plan, drawing no 24-005-200 Revision C, received 07/10/2024
- Elevations as Proposed, drawing no 24-005-260 Revision E, received 07/10/2024
- Ground floor as Proposed, drawing no 24-005-254 Revision D, received 07/10/2024
- First floor as Proposed, drawing no 24-005-255 Revision D, received 07/10/2024
- 3D Renders, drawing no 24-005-270 Revision E, received 07/10/2024

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

03 No development 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 development hereby permitted shall not be occupied until low transmittance glass have been installed in the proposed glazing. The low transmittance glass shall be retained in perpetuity.

Reason: To minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve and sits in close proximity to the site.

05 Details of any proposed external lighting at the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

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Reason: To protect the landscape character of the area and South Downs National Park from light pollution and to minimise the impact on surrounding habitats.

06 The first-floor accommodation in the garage outbuilding hereby permitted shall not be used at any time other than for purposes ancillary 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.

Informatives:

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:

- Local Plan Part 1 Joint Core Strategy: DS1, CP13, CP16, CP17, CP19
- Local Plan Part 2: DM1, DM15, DM16, DM17, DM18, DM23, DM24
- High Quality Places SPD
- Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- Wickham Village Design Statement (2001)
- 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. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.
<https://www.winchester.gov.uk/environment/pollution/construction-sites>

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

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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 Practice <https://www.considerateconstructors.com/resources/the-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) <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

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 Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur further advice should be sought from Natural England and/or a professional ecologist.

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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>

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Appendix 1 - Wickham and Knowle Parish Council Response Below:

Request from Councillor: Wickham and Knowle Parish Council
Case Number: 24/01675/HOU
Site Address: The Spinney Hundred Acres Road Wickham Fareham Hampshire PO17 6HY
Proposal Description: New two-storey porch. Two new gable dormers to front elevation of the existing house and garage roof; one new flat roof dormer to rear elevation garage roof.
Requests that the item be considered by the Planning Committee for the following material planning reasons: LPP2 - DM3 Small Dwellings In The Countryside: The extension and replacement of existing smaller dwellings in the countryside will be limited so as to retain the stock of such dwellings within the District. This site exceeds 25% of its original size: To date the following has been permitted: <ul style="list-style-type: none">• 79/01512/OLD: Garage Extension (permitted)• 89/00640/OLD: Single Storey and Side and rear extension (permitted)• Double Garage and Pool Building with glazed link to house (permitted)• 14/02023/FUL: Raising the roof; Front & Rear Single storey extensions; dormer to rear with juliette balcony; render dwelling; velux windows to front; first floor side windows (AMENDED DESCRIPTION) (permitted)• 16/01364/FUL: Double Garage and Pool Building with glazed link to house, following demolition of existing garage and workshop (permitted)• Roof canopy – planning permission not required• 24/01675/HOU: New two-storey porch. Two new gable dormers to front elevation of the existing house and garage roof; one new flat roof dormer to rear elevation garage roof. (current) LPP2 - Policy DM15 – Local Distinctiveness Developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. The proposals do not align with Policy DM15 LPP2 - Policy DM16 – Site Design Criteria Development which accords with the Development Plan will be permitted

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provided it: i. responds positively to the character, appearance and variety of the local environment, within and surrounding the site, in terms of its design, scale and layout;

The past and current proposals go against Policy DM16. The over-bearing size, un-sympathetic design and appearance and cramped layout does not respond positively to the character, appearance and variety of the local environment.

LPP2 - Policy DM23 - Rural Character

6. Outside defined settlement boundaries, development proposals which accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic

The past and current proposals go against Policy DM23 The over-bearing size, un-sympathetic design and appearance have a detrimental effect on the rural character and the loss of local characteristic.

Loss of privacy:

This application has a detrimental effect on the neighbouring properties, infringing on privacy. It appears no regard is given to neighbouring properties at all.

Lack of compliance with the Planning Authority:

Planning conditions from application 16/01364/FUL have not been met and not enforced. There is no confidence that any future planning conditions would be honoured. The Parish Council request that this application is referred to the Planning Committee for a decision.

Further comments received from the Parish on 24/10/2024 regarding the Amended Plans:

Wickham and Knowle Parish Council make no further comments on the amended planning application 24/01675/HOU.

Comments to the original application apply and the Parish Council request that this application goes to the Planning Committee.