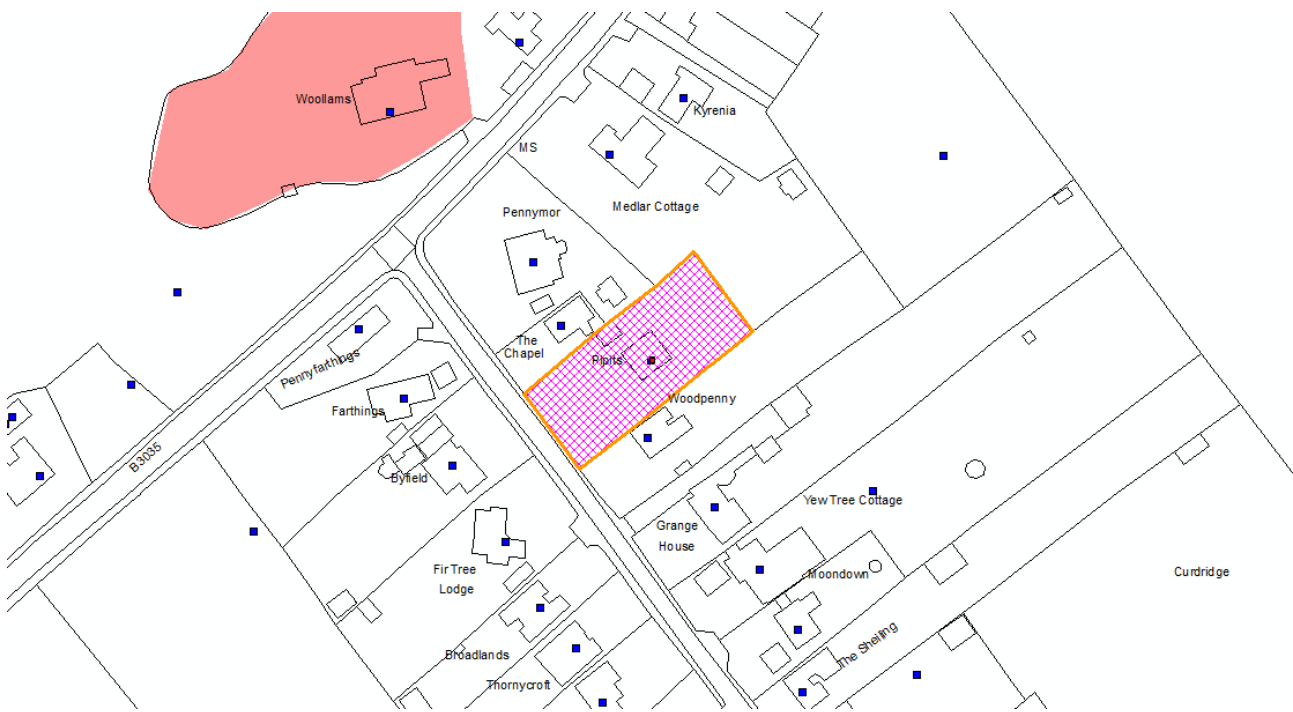


WINCHESTER CITY COUNCIL
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Case No: 25/01924/HOU
Proposal Description: Two-storey and single storey extension to house and erection of detached garage with annexe
Address: Pipits Chapel Lane Curdridge Southampton Hampshire
Parish, or Ward if within Winchester City: Curdridge
Applicants Name: Mr and Mrs A Small
Case Officer: Ethan Townsend
Date Valid: 19 September 2025
Recommendation: Application Permitted
Pre Application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number 25/01924/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 will not have an impact on the character of the area in accordance with Policies DM15 and DM16 of the LLP2 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 as the applicant is an elected Member.

Amendments to Plans Negotiated

None.

Site Description

Pipits is a residential dwelling located within a generously sized plot on Chapel Lane in Curdridge. The application site comprises a detached dwellinghouse which sits centrally within the plot and a detached garage situated near the northwestern boundary. The land slopes gently upwards from the road, with the house being sited on higher ground than Chapel Lane. The application site falls outside of any defined settlement boundary. For the purposes of the Local Plan, the site falls within countryside. The character of the surrounding area is semi-rural; the dwelling sits among other residential dwellings with fields and small holdings found within the wider surrounding area. There is significant variety in the design and form of surrounding properties.

Proposal

The proposal includes the demolition of the existing garage located to the north-west of the dwelling. A two-storey side extension is proposed to the north-west the property, measuring approximately 9.5 metres in width and 6.5 metres in depth. The extension would match the existing eaves height, with a slightly reduced ridge height, and feature a hipped roof on the north-western elevation. Materials would comprise roof tiles and render. To the rear, a single-storey element would adjoin the extension.

Additionally, a detached outbuilding is proposed within the front garden, near the southern corner of the site. This structure would be finished in timber cladding with a pitched tiled roof. At ground floor level, it would accommodate a three-bay garage, while the first floor would provide annexe accommodation. Three dormer windows are proposed on the north-western roof slope, and an external staircase would be positioned on the north-eastern elevation. The outbuilding would be 9.5 metres in width, 6.5 metres in depth, 3.17 metres in height to the eaves and 6.1 metres in height to the ridge.

Relevant Planning History

- 86/01562/OLD - Two houses and garages – Permitted 19/05/1986
- 86/01563/OLD - Double garage and porch – Permitted 22/08/1986

Consultations

Service Lead – Sustainability and Natural Environment (Ecology)

- No objections subject to conditions

Representations:

Curdridge Parish Council – No objections

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No objecting representations received.

1 supporting representation received citing the following material planning reasons:

- Supports the annexe and provision for ancillary accommodation.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

12. Achieving well-designed places

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

15. Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

- Biodiversity net gain
- Use of planning conditions

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

DS1 – Development Strategy and Principles

MTRA3 - Other Settlements in the Market Towns and Rural Area

CP13 – High Quality Design

CP16 - Biodiversity

Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

DM1 – Location of New Development

DM3 – Small Dwellings in the Countryside

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM23 – Rural Character

DM24 - Special Trees, Important Hedgerows and Ancient Woodlands

Local Plan (Regulation 19) 2020 – 2040

SP1 - Vision and Objectives

SP2 - Spatial Strategy and Development Principles

SP3 - Development in the Countryside

CN 1 - Mitigating and adapting to climate change

D1 - High Quality, well designed and inclusive places

D4 - Design Principles for Market Towns and Rural Villages

D7 - Development Standards

T1 - Sustainable and Active Transport and Travel

T2 - Parking for New Developments

T4 - Access for New Developments

NE1 - Protecting and enhancing Biodiversity and the Natural Environment in the district

NE5 - Biodiversity

NE6 - Flooding and Flood Risk

NE14 - Rural Character

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NE15 - Special Trees, Important Hedgerows and Ancient Woodlands
HE1 - Historic environment
HE2 - All heritage assets (both designated & non-designated)
HE3 - Designated heritage assets
H4 - Development Within Settlements
H8 - Small Dwellings in the Countryside

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Residential Parking Standards 2009

Curdrige and Curbridge Village Design Statement (2002)

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 48 of the National Planning Policy Framework (2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan has been agreed by Full Council, and the examination is now subject to public consultation on the Proposed Main Modifications. Therefore, the emerging policies can be given moderate to significant weight in the assessment of development proposals in advance of Adoption.

Policy DM3 of the LPP2 and Policy H8 of the Emerging Local Plan concerns small dwellings in the countryside. For the purposes of these policies, a small dwelling is a property with a gross external floorspace of up to 120 sq.m as of April 2017, or as originally constructed (whichever is the later). The property has an existing gross external floorspace above 120 square metres. Therefore, the dwelling is not a small dwelling and the floorspace restrictions set out under Policy DM3 of the LPP2 and H8 do not apply.

The principle of development such as that proposed 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 existing dwelling is not of any notable interest; although, it sits comfortably in its setting and has a traditional design and form. Both the dwelling and garage are of a

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relatively modest scale, considering the size of the plot, and are set back from the road. The scale, scale, design and form of neighbouring dwellings varies significantly, with the surrounding dwellings comprising a mixture of chalet bungalows, modest detached dwellings and large detached dwellinghouses. The character of the surrounding area is semi-rural in nature.

Paragraph 131 of the NPPF (2024) identifies that good design is a key aspect of sustainable development, as it creates better places in which to live and work and helps make development acceptable to communities. Paragraph 139 of the NPPF (2024) states that significant weight should be given to development which reflects local design policies and government guidance on design, and supplementary planning documents such as design guides and codes.

The proposal seeks to extend the dwellinghouse to the side by virtue of a two-storey extension. A single-storey element would protrude to the rear of this two-storey extension. This extension would result in a notable increase in the property's footprint, bulk, and overall mass. The plot is generously sized and therefore it can accommodate an extension of this size without the dwelling appearing cramped or contrived. While the two-storey extension would not appear subservient, given its comparable ridge height to the host property and sizeable plan form, it adopts a design and form that is consistent with and sympathetic to the existing dwelling. The extension would successfully relate to the host dwelling, with the rear elevation aligned to the existing rear wall and the front elevation set marginally behind the principal façade. The proposed extensions would also have some variety in heights, buildings depths, form (with a two-storey element, hipped roof on the northwest elevation, flat roofed single-storey element). These elements would help break down the mass of the dwelling.

The extension would be visible from public vantage points from Church Lane. The front boundary of the site is well screened by boundary hedging. Furthermore, the extension is set well back from the highway, which helps mitigate its visual impact within the street scene. Similar increases in scale and mass are evident in other properties along Church Lane. Therefore, given the context of the site, this increase in scale and mass is considered appropriate.

The proposed extension is sympathetic to the design and appearance of the existing dwellinghouse. The fenestration to the front and rear matches the existing fenestration of the property. Similarly, the material palette would match that of the existing dwellinghouse and thus would provide a more coherent appearance. 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 proposal seeks to provide an outbuilding to the front of the site, near the southern corner. This outbuilding would serve as a three-bay car garage at ground-floor level and provide annexe accommodation at first-floor level. The proposed garage employs a traditional design and utilises natural materials (such as timber and roof tiles) which is suitable in a semi-rural context.

Three dormers are proposed on the northwest elevation. The Authority's High-Quality Spaces SPD (2015) notes at 6.59 and 6.60 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

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windows below and be kept well away from the ridge and edges of the roof. In this instance, three dormer windows would be sited in the northern roof slope of the outbuilding. These dormer windows are modest in size; they are set below the ridge line and kept well away from the eaves. The windows are clearly proportionate to the outbuilding, and they would be comprised of appropriate materials.

Several properties along Church Lane, including Farthings, Yew Tree Cottage, and Moondown, feature outbuildings located to the front of their plots, although these are generally single-storey structures. In this case, the proposed outbuilding would be one and a half storeys in height; however, there is no established front building line to maintain, and the building would be partially screened by existing boundary vegetation, reducing its visual prominence within the street scene. The design and form of the outbuilding are considered appropriate for its semi-rural context, employing traditional materials such as timber cladding and tiled roofing that are deemed to be sympathetic to the character of the area. The generous size of the plot ensures that the development would not result in overdevelopment or a cramped appearance. Furthermore, the building would remain ancillary to the host dwelling and within its curtilage, and its use can be controlled by condition to prevent independent occupation. For these reasons, the proposed outbuilding is considered acceptable in planning terms, as it would not cause adverse harm to the character or appearance of the area.

Overall, when considering the context of the site, the proposal is considered to be of an acceptable scale and design, that would not cause adverse harm to the character and appearance of the area. The proposal would comply with policies CP13 of the LPP1, DM15, DM16 and DM23 of LPP2, and D1, D4 and NE14 of the Emerging Local Plan.

Development affecting the South Downs National Park

The application site is located 3.8 km from the South Downs National Park.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 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

A Grade II listed building, Wollams, situated approximately 70 metres to the northwest of the application site, is a late 18th-century property located on the western side of the B3035 (Botley Road). The proposal has been assessed under Section 16 (2) and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act which notes that planning decisions shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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Given the separation distance and the intervening features (two residential properties and their respective curtilages and the highway), the proposed development is not considered to have any impact on this listed building or its setting.

The site is not situated within, nor in proximity to, a Conservation Area, any archaeological site, or a non-designated heritage asset, nor does it affect their respective settings.

Neighbouring amenity

Policy DM17 of the LPP2 identifies Site Development Principles that must be followed, including that the proposal must not have an unacceptable adverse impact on adjoining land or neighbouring amenities by reasons of overlooking, overshadowing or overbearing, or any other adverse impact to primary amenity spaces. Policy D1 of the Emerging Local Plan shares these requirements. Paragraph 135 (f) of the NPPF (2024) requires development to have a high standard of amenity for future and existing users.

The site is bordered by residential properties: Medlar Cottage to the north, The Chapel and Pennymoor to the northwest, and Woodpenny to the south. The proposed extension is located to the northwest of the existing dwelling. Three windows are included on the rear elevation of the extension; however, due to the separation distance from Medlar Cottage, no harmful overlooking impact would occur. Similarly, the positioning of the extension relative to The Chapel and Pennymoor ensures that these windows would not create intrusive views into their gardens. No windows are proposed on the northwest elevation of the extension. It is not considered necessary to impose a restrictive condition on any new first-floor window on this elevation, as Schedule 2, Part 1, Class A of the General Permitted Development Order would only permit the installation of an obscure-glazed window in this location.

Due to the positioning of the extension on the northwest elevation, and the separation distance, an adverse overbearing or overshadowing impact upon Woodpenny (to the south) would not occur. The proposed extension would be visible from the gardens of The Chapel and Pennymoor. Whilst visible from these properties, due to the positioning of the extension in relation to neighbouring properties private amenity space, the proposed extension would not result in a significantly adverse overshadowing or overbearing impact.

The proposed outbuilding includes three dormer windows within the northwestern roof slope. With a separation distance of over 18 metres from The Chapel (to the northwest of the proposed outbuilding) and given that the windows would only provide views of this neighbouring property's front garden which is an area that is already visible from the public realm, the development is not considered to result in any harmful overlooking impact.

The proposed outbuilding is positioned adjacent to the eastern boundary of the application site, approximately 1.8 metres from the side boundary, in proximity to the neighbouring property known as Woodpenny. While the structure will be visible from the front garden of this neighbouring dwelling, its siting and scale are considered acceptable. The outbuilding is located adjacent to the front garden of Woodpenny. The front garden is largely visible from the road and less sensitive in terms of amenity compared to the private rear garden. Furthermore, the presence of intervening vegetation will assist in mitigating its visual impact from this neighbouring property's front garden. Consequently, the proposal is not anticipated to result in an unacceptable degree of overbearing or overshadowing impact upon neighbouring amenity.

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The proposed outbuilding would be used as a garage and annexe building. 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.

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

Paragraph 116 of the National Planning Policy Framework (2024) notes that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

The proposed development will not impact the vehicular access to the site. Whilst the proposal seeks to enlarge the existing dwelling, it is not considered that it will lead to a material increase in traffic entering/existing the highway.

The proposed garage provides three parking spaces for the application site. This complies with the Authority's Residential Parking Standards SPD.

Therefore, the proposal complies with policy DM18 of the LPP2 and T1 and T2 of the Emerging Local Plan.

Ecology and Biodiversity

Nutrients

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) and it is not for additional overnight accommodation affecting Nitrates.

Protected Species

With regards to protected species, Government Circular 06/2005 advises that the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. It also states that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. Guidance states that planning authorities need to consider the potential impacts of development on protected and priority species, and the scope to avoid or mitigate any impacts when considering planning applications.

The application has been accompanied by a Phase 2 Bat Survey Report by Nature's Cousins. The preliminary roost assessment identifies that there were multiple potential

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roosting features for bats on the main property and thus the dwelling was identified as having moderate suitability for supporting bat roosts. The garage was also surveyed, and a small quantity of bat droppings were identified. Following this, further Phase 2 bat emergence surveys were carried out. No bats were recorded emerging from the dwellinghouse, and none were recorded emerging from the garage. However, the droppings confirmed evidence that the garage building is a temporary day roost for a low number of bats.

The Authority's Ecologist is content with the survey efforts undertaken, and that they are in accordance with best practice guidance.

In England and Wales, all bat species and their roosts are legally protected under the European Habitats Directive (1992); the Conservation of Habitats and Species Regulations (2017); the Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; and the Natural Environment and Rural Communities Act (NERC, 2006).

The demolition of the garage will require a licence from Natural England. In response to a request from the Authority's Ecologist, a Bat Mitigation Strategy was submitted to ensure that the proposed measures are appropriate and that the relevant EPS licence from Natural England is likely to be granted. The Ecologist has confirmed that the mitigation measures are satisfactory and has recommended that they be secured by condition.

Subject to implementing the mitigation measures and biodiversity enhancements outlined in the Bat Mitigation Strategy and Phase 2 Bat Survey Report, the proposal is considered to comply with policies CP13 of the Local Plan Part 1 and NE1 and NE5 of the Emerging Local Plan.

Biodiversity Net Gain

Biodiversity net gain is required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). As such, planning applications (unless exempt) received on or after 2 April 2024, are required to provide a 10% Biodiversity Net Gain. Based on the information available, one of the statutory exemptions set out under the Biodiversity Gain Requirements (Exemptions) Regulations 2024 applies. Regulation 5 sets out that householder applications are exempt from the biodiversity net gain requirement. A householder application is defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This application is a householder application, as defined within the Order and therefore is exempt from providing biodiversity net gain.

Trees

Two trees were located near the proposed garage, near the southwestern corner of the plot. A large dead oak tree (in the southwestern corner) and a small Hawthorne (by the eastern boundary). These trees were proposed to be removed. The Authority's tree team has confirmed that there are no Tree Preservation Orders or Conservation Area jurisdictions in place at the site. There is no concern with the removal of these trees given their condition and/or size.

The two-storey side extension would be sited in an area that is already developed (garage and hardstanding). There is shrubbery along the side boundary of the site, which will likely

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need to be pruned to accommodate this extension. However, given the existing extent of hardstanding and built form (garage), it is not considered that this shrubbery would be adversely impacted by the development.

The willow tree within the front garden is to remain and is a sufficient distance from the proposed development to ensure that it would not be adversely impacted.

The proposal is considered to comply with policies DM24 of the LPP2 and NE15 of the Emerging Local Plan.

Sustainable Drainage

The Environment Agency flood maps have been reviewed, and the site lies within Flood Zone 1, an area with the lowest probability of flooding, specifically less than a 0.1% annual chance of river or sea flooding. Furthermore, the site has not been identified as being at risk of surface water flooding.

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 and NE6 of the Emerging Local Plan.

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 and surrounding area. It is acknowledged that the proposal would be visible from neighbouring properties however the proposal has not been identified as resulting in any adverse harm to neighbouring properties. Subject to conditions, the proposal would not result in harm to biodiversity.

Recommendation

Permit subject to the following conditions:

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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- Plans & Elevations – As Proposed, drawing no 101, received 19/09/2025
- Garage/Annexe Plans & Elevations -As Proposed, drawing no 102, received 19/09/2025

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

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

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

4. 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.

5. The 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.

6. Works shall be carried out in full accordance with the mitigation measures set out in the submitted Phase 2 Bat Survey Report by Nature's Cousins (June 2025) and Technical Note – Pipits by Pro Vision (December 2025), unless varied by a European Protected Species (EPS) license.

Reason: To ensure the favourable conservation status of bats and to ensure biodiversity enhancement in accordance with Policy CP16 of the LPP1 and NE5 of the Emerging Local Plan.

Informatives:

1. 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.

2. 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

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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)