

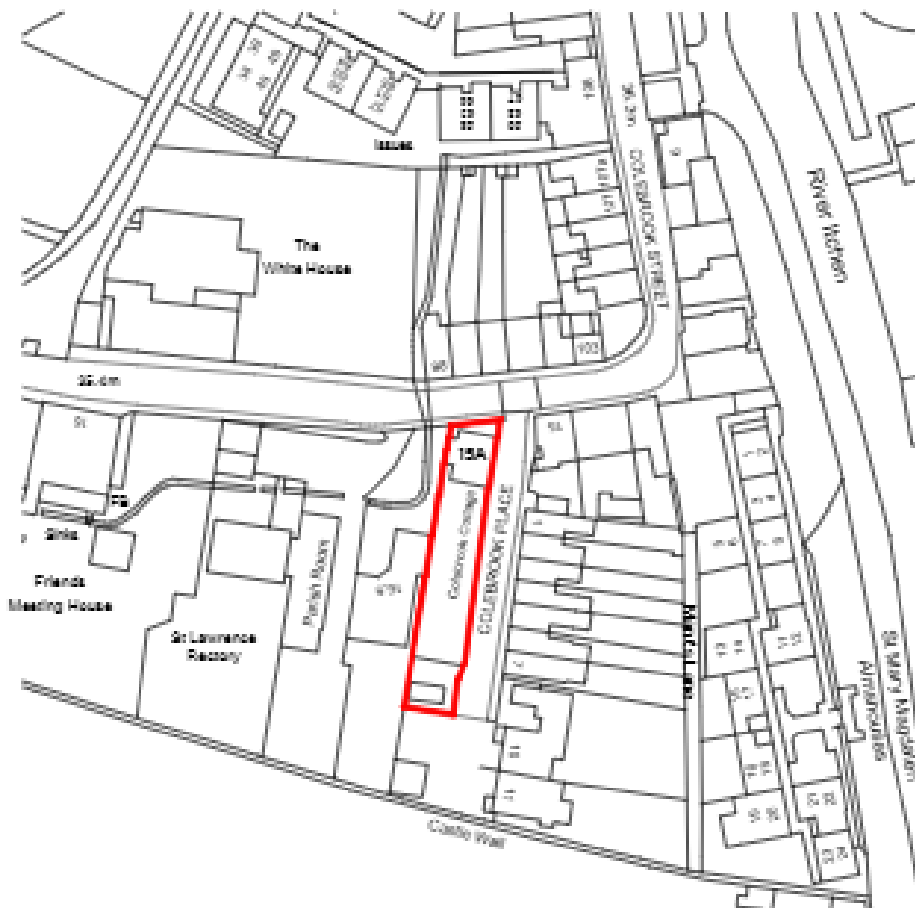
WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 25/02508/HOU  
**Proposal Description:** Ground Floor Extension  
**Address:** Colebrook Cottage 15A Colebrook Street Winchester Hampshire  
SO23 9LH  
**Parish, or Ward if within  
Winchester City:** St Michael  
**Applicants Name:** Miss Tamara Pascall  
**Case Officer:** Rob Callow  
**Date Valid:** 18 December 2025  
**Recommendation:** Permit  
**Pre Application Advice** No

**Link to Planning Documents**

[Link to page – enter in reference number 25/02508/HOU](#)

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



© Crown Copyright and database rights Winchester City Council Licence 100019531

Case No: 25/02508/HOU

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Reasons for Recommendation**

The development is recommended for permission as it is considered that it will preserve the character of the area in accordance with Strategic Policy D1 of the Local Plan 2040 and would not harm neighbouring residential amenity in accordance with Policy D7 of the Local Plan 2040.

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

**Amendments to Plans Negotiated**

Plans were amended to remove materials that were inconsistent with the dwellinghouse and the surrounding areas. The new plans were submitted on the 25th of February. The new plans have reduced the width of the rear extension by 0.6 metres, removed the fascia and replaced it with a corbelling brick pattern. The roof lantern has been replaced for a rooflight.

**Site Description**

Colebrook Cottage is located on the south side of Colebrook Street in an historic context near to the Cathedral and within the Winchester Conservation Area. The dwellinghouse is located adjacent to 13-15 Colebrook Street, which is a Grade II Listed Building to the east. This building is a group of three redbrick houses dating back to the 18<sup>th</sup> Century. To the west of Colebrook Cottage is 16 Colebrook Street, a Grade II Listed Building. The front garden wall of 16 Colebrook Street has a separate Grade II listing.

The house has a long rear garden to the south. Immediately to the west is a private road called Colebrook Place which is unmade. This runs parallel to the side elevation of Colebrook Cottage and the side of the rear garden and provides access to 11 terraced properties which face west towards the application site. To the north of these terrace houses are 3 other terraced properties fronting Colebrook Street to the north. To the west of the application site is 16.5 Colebrook Street, a large detached house set back from Colebrook Street adjacent to the rear garden of Colebrook Cottage.

Colebrook Cottage itself is a two-storey detached dwellinghouse constructed of redbrick with white render at first floor level, and clay tiles on the roof. The dwellinghouse has a long rear garden with a tall brick wall separating it from 16.5 Colebrook Street. Along the boundary adjacent to Colebrook Place, the property is enclosed by a mixture of wall, and fencing. Three trees were identified and assessed in an arboricultural report. There is an apple located roughly in the middle of the rear garden and a Japanese Maple Tree towards the rear of the garden. There is also a Lawsons Cypress west of the boundary fence of Colebrook Cottage, level with where the rear extension would be.

Parking provisions are provided behind the rear of the house. Redbrick is especially prominent along Colebrook Street, although render is also present. The roads in the area are very narrow, which contributes to a fairly enclosed area.

**Proposal**

This application proposes a single storey rear extension with a flat roof with a height of 3.6 metres, a depth of 6.8 metres and a height of 7 metres. The original plans consisted of a

**Case No: 25/02508/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

roof lantern and a fascia finish to the rear extension. Amended plans have slightly reduced the width of the rear extension so it no longer reaches a side wall, removed the fascia and replaced it with corbelling brick pattern to match the existing. The roof lantern has been replaced for a rooflight.

### Relevant Planning History

Application Ref.:	Proposal	Decision & Date
19/00959/FUL	Two storey front extension, new first floor window, single storey rear extension. Demolish existing outbuilding.	Permitted: 16 July 2019
05/01535/FUL	Single storey flat roof extension to rear	Withdrawn: 15 August 2005

### Consultations

#### Service Lead – Sustainability and Natural Environment (Trees)

- No objection subject to conditions

#### Historic Environment

- No objection to the amended plans

### Representations:

#### Objecting Representations:

- 23 objections from 11 addresses were submitted (not including a comment addressed from outside the Winchester District). The comments are summarised below
  - Concerns regarding overshadowing
  - Light disturbances caused by roof lantern and amended rooflight
  - Design not in keeping with the area (plans were amended)
- Some objections also cited concerns regarding the consultation procedure. The application was advertised twice, each for the statutory period.

#### Supporting Representations

- 1 letter of support from 1 address.
  - Believes the application to be modest and sees no material harm

### Relevant Development Plan Documents and Policies

Section 70(2) of the Town and Country Planning Act 1990 and Section 38 (6) of the Planning and Compulsory Purchase Act 2004 require planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The current adopted development plans comprise:

**Case No: 25/02508/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Winchester Local Plan 2020-2040 (adopted March 2026)

- Strategic Policy D1 – High Quality, Well Designed and Inclusive Places
- Strategic Policy D2 – Design Principles for Winchester Town
- Policy D7 – Development Standards
- Strategic Policy HE1 – Historic Environment
- Policy HE2 – All Heritage Assets (Both Designated and Non-Designated)
- Policy HE3 – Designated heritage assets
- Policy HE5 – Protecting the significance of heritage assets (designated and non-designated heritage assets) and mitigating unavoidable harm
- Policy HE10 – Development in Conservation Areas
- Strategic Policy NE1 Protecting and Enhancing Biodiversity and the Natural Environment in the District
- NE5 - Biodiversity
- NE15 - Special Trees, Important Hedgerows and Ancient Woodlands

**Other Relevant Planning Policy and Guidance**

National Planning Policy Framework (NPPF) (2024)

- 4. Decision-making
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

- Historic environment
- Planning Obligations
- Tree Preservation Orders and trees in conservation areas

Supplementary Planning Document

- High Quality Places Supplementary Planning Document (HQP) 2015
  - Chapter 5 – High Quality spaces
  - Chapter 8 – Rear extension

Other relevant documents

- Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 – “General duty as respects conservation areas in exercise of planning functions”. Requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure.

**Planning Considerations**

**Assessment under 2017 EIA Regulations.**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

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.

**Principle of development**

The application site is within the defined settlement boundary of Winchester where the principle of development such as that proposed is acceptable in accordance with Local Plan policy SP2. Overall acceptance is subject to compliance with the Development Plan as a whole and all other material planning considerations which is assessed below.

**Impact on character and appearance of area**

The application proposes a single-storey rear extension to be finished in white painted brick with a flat roof. The updated plans propose the width of the extension to be reduced by 0.6 metres, so it would not extend to a side wall of the main dwellinghouse, thus maintaining subservience.

There have been objections from occupiers of neighbouring properties stating that the height and depth of the extension is excessive. However, the extension is proposed to be a height of 3.6m and a depth of less than 7m, which is considered to be proportionate to the dwelling and surrounding context and would not take up a substantial portion of the rear garden. The proposal is therefore of an appropriate scale and in keeping with the main dwellinghouse and the area.

The amended plans propose the use of matching detailing, therefore ensuring the appearance of the extension will complement the existing dwelling. The proposed roof lantern was replaced by a roof light, therefore allowing light into the extension but without resulting in light disturbances and altering the character of the area.

The initial plans had a white fascia feature around the top of the rear extension. Amended plans have removed the fascia and copied an existing corbelling pattern which features at the top of the existing ground floor, thus making the amended plans much more in keeping with the dwellinghouse.

The rear extension would be subservient and not visually dominant. The application proposes materials which match the existing dwellinghouse and surrounding area. It therefore preserves the character and appearance of the area.

Therefore, the proposal complies with policy Strategic Policy D1 and Policy D7 of the Local Plan 2020-2040.

**Development affecting 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 NPPF. 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.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

The application site is located 0.4km from the South Downs National Park. 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**

The development is within the Winchester Conservation Area and there are listed buildings nearby. To the east of Colebrook Cottage is 13-15 Colebrook Street, which is grouped as one Grade II listed building. To the West of Colebrook Cottage is 16 Colebrook Street, a Grade II Listed Building with a separately listed front garden wall.

In this case, while there are listed buildings relatively near to the application site, because the proposal is for a single storey rear extension set behind the property and not in close proximity or view of any of the listed buildings, it is not considered that the proposal will have any impact on the setting of these listed buildings. As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure.

In terms of the Conservation Area, Colebrook Street is within the Walled Area of the Winchester Conservation Area which is generally defined by narrow plots. The rear extension is proposed to be single storey and would be set in from both side walls of the main dwellinghouse. Therefore it would preserve this special characteristic of narrow plots. Original plans consisted of fascia and a roof lantern, which was deemed to not be in keeping with the Conservation Area. The amended plans, which consist of a roof light and matching patterns are much more in keeping with the Conservation Area. While the rear extension would be visible from Colebrook Place, a side road off Colebrook Street, it would be a very modest addition to the existing dwellinghouse, and it would be partly shielded by the boundary wall of Colebrook cottage. The development will therefore not result in harm to the character of the Conservation Area.

The setting around Colebrook Cottage has little artificial light and is generally very dark without sunlight. The application originally proposes a roof lantern. However, this has been replaced by a rooflight, which is more sympathetic to the surrounding areas and would not result in unacceptable light disturbances, thus preserving the Conservation Area.

Therefore, the proposal complies with Local Plan policies HE1, HE2, HE3, HE5, HE10 Paragraph 212 of the NPPF and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Neighbouring amenity**

D1 states that 'Proposals should not have an unacceptable adverse impact on adjoining land, uses or property by reason of intrusive lighting, overlooking, overshadowing or by being overbearing'. The extension does not propose any side windows. The rear door and window would not result in any overlooking into another property and would only oversee the rear garden of the dwellinghouse.

**Case No: 25/02508/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Residents along Colebrook Place have raised concerns about overshadowing into their property. The application proposes a single storey rear extension which will be 3.6 metres tall and have a depth of 6 metres. Considering the scale of the extension, and that the houses along Colebrook Place are the other side of the unmade road to Colebrook Cottage (therefore over 6 metres from where the extension would be), there is no risk of harmful shadowing. A boundary wall already exists along east-facing curtilage of Colebrook Cottage. The extension would not excessively exceed the height of the boundary wall, thus further alleviating concerns regarding overshadowing.

16.5 Colebrook Street to the west is notably closer to Colebrook Cottage than the other neighbouring properties, but the tall boundary wall which separates the two dwellinghouses will completely screen the extension from this neighbour. Therefore, the extension would not cause harmful overshadowing or result in overbearing in relation to 16.5 Colebrook Street.

There were also concerns about light disturbances caused by the roof lantern, especially given the lack of artificial lighting in the area. These concerns were shared by officers, and amended plans were submitted to include a rooflight instead. While some neighbours still oppose the rooflight, it is far more sensitive to the local context and would not result in an unacceptable degree of light pollution.

Therefore, the proposal complies with Local Plan policy D1 and D7.

### **Sustainable Transport**

There are no changes to parking provisions as parking spaces are provided in garage spaces behind the rear wall of the rear garden.

### **Trees**

Three trees were identified and assessed in an arboricultural report. There is an apple located roughly in the middle of the rear garden and a Japanese Maple Tree towards the rear of the garden. There is also a Lawsons Cypress west of the boundary fence of Colebrook Cottage, level with where the rear extension would be.

The apple tree was cited as being at risk, due to the proposed patio falling within the root protection zone (RPZ). A tree protection plan has since been submitted to mitigate these risks. The Japanese Maple Tree would be unaffected by the application, as no development would enter the RPZ of this tree. The rear extension would enter the RPZ of the Lawsons Cypress. However, the arboricultural report notes that in practice, no roots from this tree are likely to be with the boundary curtilage of Colebrook Cottage, so no protective measurements are needed for this tree.

The proposal therefore complies with policy NE15 of the Local Plan.

### **Ecology and Biodiversity**

This is a householder application so is exempt from Biodiversity Net Gain. As no trees are being removed and the proposal is for a modest rear extension within a garden area it is not considered that any protected species or habitat are likely to be affected by the proposed development.

**Case No: 25/02508/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

The proposal therefore complies with policies NE1 and NE5 of the 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**

Although there were concerns with the original plans within the context of the local area, the new plans successfully respect and replicate characteristics of the local area. The rear extension in design, materials and scale is appropriate in this context and will not have any adverse impacts on residential amenity. The application also considers the lack of artificial lighting in the area by proposing a rooflight, rather than the original roof lantern, which would not cause unacceptable light pollution.

### **Recommendation**

Application granted subject to the following conditions:

#### **Conditions:**

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

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:

Location Plan: 25-073\_001

Existing Site Plan: 25-073\_002

Existing Ground Floor Plan: 25-073\_010

Existing Roof Plan: 25-073\_011

Existing Elevations: 25-073\_020

Existing Sections: 25-073\_030

Proposed Site Plan: 25-073\_003 D

Proposed Roof Plan: 25-073\_101 D

Proposed Elevations: 25-073\_200 D

Proposed Sections: 25-073\_300 D

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 on the associated application form.

**Case No: 25/02508/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

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

4. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- 1458.bjh.Feb26 written by Bernie Harverson (Bernie Harverson arboricultural consultant) shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be contacted to arrange an inspection at the following stages:

- (i) before any of the site clearance and construction works begins.
  - (ii) prior to the commencement of construction of any special surfacing under tree canopies;
  - (iii) once any protective measures have been installed
- Telephone 01962 848403.

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement referenced above.

Reason: to ensure protection and long-term viability of retained trees and to minimise impact of construction activity.

**Informatives:**

1. In accordance with paragraph 39 of the NPPF (December 2024), 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:

National Planning Policy Framework - Chapters 4, 12 and 16

Local Plan 2020-2040: D1, D2, D7, HE1, HE2, HE3, HE5, HE10, NE1, NE5, NE15

High Quality Places SPD

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

**Case No: 25/02508/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practice

<https://www.considerateconstructors.com/resources/the-code-of-considerate-practice/>

6. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub-contractors working on site and furnish them with a copy of the consent and approved drawings.

7. 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.