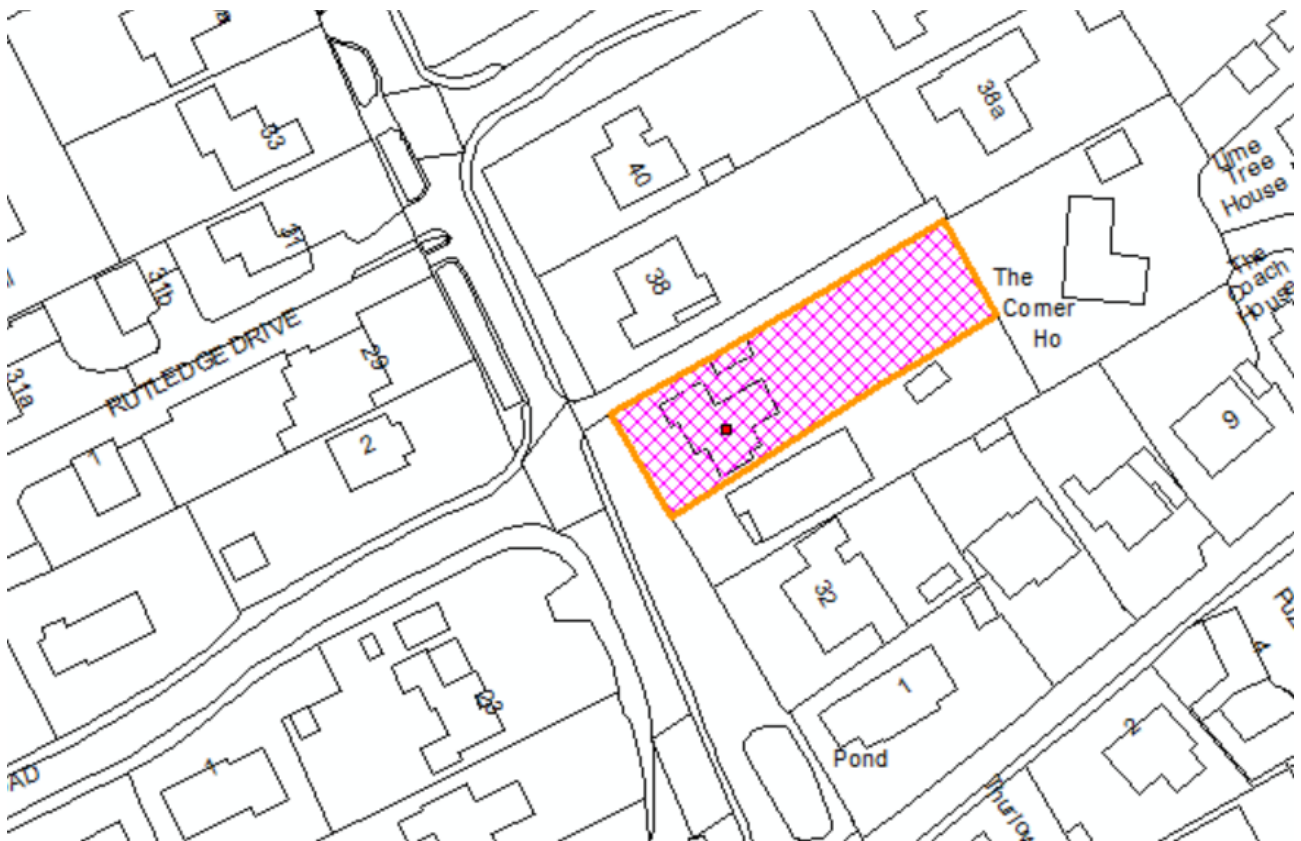


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**Case No:** 26/00619/HOU  
**Proposal Description:** Planning application for a two-bedroom annexe, rear extension to provide playroom and rooflight over existing roof  
**Address:** Marne Villa 36 Main Road Littleton Winchester Hampshire  
**Parish, or Ward if within Winchester City:** Littleton And Harestock  
**Applicants Name:** Elizabeth Reid and Jamie MacNamara  
**Case Officer:** Charlotte Smith  
**Date Valid:** 24 March 2026  
**Recommendation:** Permit with Conditions  
**Pre Application Advice** No

**Link to Planning Documents**

[Link to page – enter in reference number 26/00619/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 not considered to result in a detrimental impact on the local character of the area or residential amenity.

Littleton and Harestock Parish Council have requested for the application to be determined by Planning Committee, based upon material planning considerations. Their comments are shown in Appendix 1

**Amendments to Plans Negotiated**

None

**Site Description**

The site is a detached residential dwelling within heavily residential surroundings. The property itself is on relatively level ground, but land levels slope down from the site to the north east and south east. There are some large trees in the rear garden. Surrounding properties are mostly detached dwellings.

**Proposal**

The are 2 parts to the proposal: Firstly, works to the main dwelling which consist of a single storey extension to the rear, in combination with the conversion of the existing integral garage to provide a playroom / study, a pantry and store room. The extension will be approximately 5.5m in depth at its longest point, 4.6m in width, and 3.7m in height. It is proposed to be rendered to match the existing dwelling, with a rooflight above. A roof lantern is proposed to replace two rooflights over the existing kitchen and family room.

Secondly, a two bedroom annexe in the rear garden. This is proposed to be approximately 14m in length, 6.5m in width and 4m in height. This is to be used as a living space for family members.

**Relevant Planning History**

26/00495/LDP - Proposed Caravan Annexe in rear garden ancillary to the main dwelling for the care of relatives - Permitted 02.06.2026

**Consultations**

None

**Representations:**

Littleton and Harestock Parish Council (Full comments in Appendix 1)

- Overdevelopment
- Lack of drainage/sewer/rainwater information.
- Lack of details regarding the materials.
- Parking provision

1 Objecting Representation citing the following material planning reasons:

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- Overbearing and intrusive development – due to level changes, proximity to fence, use of garden area
- Overlooking
- Noise and light pollution from the annexe
- No evidence about impact on water quality / nitrates
- Impact on the character of the area
- Impact on parking

1 Neutral Representation citing the following material planning concerns:

- Fire risk from property extension.
- Overlooking from downstairs windows.
- Title deed precludes type of development (annexe).
- Precedent.
- Construction traffic.

### **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:

Winchester Local Plan 2020-2040 (adopted March 2026)

Strategic Policy D1 – High Quality, Well Designed and Inclusive Places

Strategic Policy D7 – Development Standards

Policy NE15 – Special Trees, Important Hedgerows and Ancient Woodlands

Policy H4 – Development within Settlements

Policy T2 – Parking for New Developments

### **Other Relevant Planning Policy and Guidance**

National Planning Policy Framework (NPPF) (2024)

1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making

National Planning Practice Guidance (NPPG)

- Determining a planning application

Supplementary Planning Document

High Quality Places (2015)

National Design Guide 2019

Littleton Village Design Statement 2023

### **Planning Considerations**

#### **Assessment under 2017 EIA Regulations.**

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The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

**Principle of development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is within the defined settlement boundary of Winchester, where the principle of development such as that proposed is considered to be acceptable subject to compliance with the Development Plan as a whole and all other Material Planning Considerations.

Part of the application consists of an annexe in the form of a separate outbuilding to the rear of the property. Annexes may be acceptable if they are subordinate in scale to the main dwelling, are within the residential curtilage and don't provide opportunities for subdivision from the main house through siting or separate vehicular access which could lead to the creation of a separate dwelling. They are typically conditioned to remain ancillary to the main dwelling. The principle of an annexe is therefore acceptable in this case and an assessment of the particular merits of the proposed annexe is set out under the heading below.

One of the neighbours has raised concerns that an annexe may set a precedent in the locality for similar development. However, as noted above, an annexe, if appropriate in scale and siting, would be treated as ancillary development to the main house rather than a separate dwelling. Therefore, it is not considered that an annexe in this location would set a precedent, and any proposals for annexes in other properties in the locality would be considered on their own merits.

It is also noted that a certificate of lawfulness has been granted (26/00495/LDP) for the siting of a mobile home in the same position as this outbuilding, also to be used as an annexe. It is understood that the applicant submitted the certificate as a fall-back option should this planning application not be successful. As it has been approved, it does constitute a valid fall-back position which is a material consideration in this application as there is a strong likelihood that the mobile home would be brought onto the site if the application were refused. The mobile home has the same footprint size as the proposed annexe but is taller by 0.2m. This is discussed in more detail in the conclusion.

**Impact on character and appearance of area**

The application site is a detached residential dwelling within heavily residential surroundings. The area is characterised by large, two storey dwellings within substantial plots – however, there is little uniformity to the context due to the variety of materials and design detailing. The property is visible from the public realm of Main Road. Nevertheless, the works are concentrated to the rear of the dwelling.

*Garage conversion*

While the garage is proposed to be converted to internal rooms, the existing garage door is to be retained so the front elevation of the property will be unchanged.

*Rear Extension*

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Paragraph 8.12 of the council's High Quality Places Supplementary Planning Document states, "rear extensions often have a modest impact on the street scene and hence in urban design terms are generally acceptable in principle". The proposed rear extension is modest in size and is not visible from the public realm; it is therefore not considered to be harmful to the character of the area.

*Annexe*

The proposed annexe is single storey and is positioned to the rear of the dwelling and will not be visible from the public realm, as the main dwelling will dominate the viewpoint from Main Road in terms of height and bulk. It is therefore not considered to result in any visual harm to the character of the area.

The annexe would be subordinate in scale and as noted set to the rear. There is a driveway running along the north west boundary of the application site but this is not in the applicant's ownership so would not provide a separate vehicular access to the annexe. The outbuilding is therefore considered to be appropriate as an ancillary building to be used as an annexe to the main dwelling and condition 4 is attached to ensure it remains ancillary and is not used as separate accommodation. By functioning as an annexe to provide accommodation for relatives in these circumstances it is not considered that the proposal would have any adverse impacts on the character or appearance of the area.

A concern raised in representations from one of the neighbours referred to the potential overdevelopment of the site. However, it is considered that the application site is of sufficient size to accommodate the parts of the proposed development without the plot appearing cramped.

In summary, the development complies with Policy D1 of the Regulation 19 Local Plan.

**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.

The application site is located 1.1km 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**

No Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

**Neighbouring amenity**

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The nearest dwellings to the property are those either side, No. 34 Main Road to the south west, and No. 38 Main Road to the north west and adjoining properties to the rear (north east), No. 38A Main Road and The Corner House, North Drive.

The proposed rear extension is modest in scale and is not considered to result in overbearing or overshadowing development. The works are concentrated on the southern aspect of the rear elevation, and will maintain a gap of 2m to the dwelling to the south.

A neutral comment received from the neighbour at No. 34 Main Road raised a concern about potential windows on the side elevation of the rear extension, due to difficulty interpreting the plans as online. No windows are proposed for the side elevation of the property beyond what is already existing on the property. It is therefore considered that no additional harm is caused as a result of this aspect of the development.

The annexe is proposed to be sited at the rear of the garden adjacent to the north west boundary and close the rear north east boundary. A driveway runs adjacent to the northwest boundary which provides a buffer between the site and No. 38 Main Road, ensuring that the annexe will not affect the privacy of this neighbouring property or appear overbearing.

As the annexe would be set within the north western half of the rear garden it will be away from the south eastern boundary shared with No. 34 Main Road and will not have any harmful impact on this neighbouring property, despite land levels sloping down to the south east.

The annexe will be more visible from the property at the Corner House to the north east as it will be 1.9m from the boundary and the application site is at a higher level than the garden of the Corner House. However, despite this relationship, the annexe is still a single storey structure of 3.9m in height, inclusive of the base. The boundary fencing and planting would screen a lot of the structure from views from this neighbouring garden area and will the roof and eaves would be visible, it is not considered that this structure would be unacceptably overbearing in these views. While a window is shown on this elevation, it would also be mostly screened by the fence and vegetation and is also conditioned to be obscure glazed. In these circumstances it is not considered that there would be any overlooking and due to the orientation of the dwellings there would not be any overbearing.

No. 38A Main Road is further to north of the annexe building and would not be unacceptably affected by the proposal.

In summary, it is not considered that the extension or annexe would have any unacceptable adverse impacts on neighbouring amenity and the proposal is therefore in accordance with policies D1 and D7 of the Local Plan.

### **Sustainable Transport**

The proposal will create two new bedrooms in the annexe. Since the adoption of the new Local Plan, the Residential Parking Standards are redundant as there is a focus on utilising sustainable transport.

Section III of Policy T2 states, “residential development proposed with no car parking provision will be supported where it is located in walking distance of a range of services and facilities, or there is appropriate access to non-car based modes of transport”. The

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property is circa 50m from a bus stop. It is therefore considered that the lack of parking would be insufficient to warrant refusal of the application.

Further concerns raised about the development were concerning delivery trucks and builders, as well as the parking arrangement for these. As the site sits along a main road and has substantial parking to the front of the site, it is reasonable to assume that this would take place within the property boundary. Given the modest nature of the development it is not considered reasonable to apply a condition asking for a construction management plan.

Therefore, the proposal complies with Local Plan policy T2.

### **Ecology and Biodiversity**

The proposal will have no impact on designated sites as it is not development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) or is not overnight accommodation affecting Nitrates.

An objection received referred to nutrient neutrality. However, for the reasons outlined above, in addition to this application being a householder application, nutrient neutrality is not a requirement in this instance.

The proposal is for an extension and outbuilding within a residential curtilage and no impacts on biodiversity are anticipated to arise from these works. Nevertheless, as some garden trees and shrubs will be removed (see below) a condition is attached requiring a Biodiversity and Enhancement Plan to be submitted for approval.

The proposal therefore complies with policies NE1 and NE5 of the Local Plan.

### **Trees**

The site contains 4 mature trees in the back garden and some other smaller garden trees and shrubs. These would not be affected by the rear extension to the property but are in closer proximity to the proposed annexe. None of the trees are protected but one of them is a category A2 Silver Birch while two of them are category B2 Silver Birches and the other a C2 Norway Maple. The other smaller trees and shrubs are categorised as C or lower.

An Arboricultural Impact Assessment including a Method Statement has been submitted in support of the application which confirms none of the category A or B trees will be felled to accommodate the annexe. The footings of the annexe would be within the root protection area of the category A Silver Birch but the construction of the footings will be on ground screws or helical piles to prevent damage to the rooting area of this tree. The remainder of the trees will be protected with heras fencing. On the basis of this report officers are satisfied that the important trees will be retained and adequately protected and works are conditioned to be undertaken in accordance with the submitted report and Method Statement (Condition 5).

### **Other Matters**

A comment has been received referring to a concern over their title deeds precluding this type of development. However, this would be a civil, rather than a planning matter, and would not preclude planning permission from being granted.

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**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 proposed development will not have any impacts on the character or appearance of the area or upon residential amenity and the proposed annexe is also considered to be appropriately subordinate to the main dwelling. Key trees to the rear of the property will be retained and protected. The mobile home approved for use as an annexe on the site via a certificate of proposed use is a valid fall-back option for the applicant and adds weight to the case in support of the proposal. However, it is considered that even without this fall-back position that the application is acceptable and in accordance with the Local Plan.

**Recommendation**

Application granted 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:

- The Location Plan - Drawing Number L01
- Proposed House Floor Plans - Drawing Number P04
- Proposed House Elevations - Drawing Number P05
- Proposed Annexe Floor Plan - Drawing Number P06
- Proposed Annexe Elevations - Drawing Number P07

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 associated application forms.

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

4. The annexe hereby permitted shall be occupied in association with the dwelling house or shall be used for the purposes ancillary to the dwelling house. At no time shall the annexe be occupied as an independent unit of accommodation.

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

5. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference PYA/JM/36MRL/BS5837/V1 written by Matthew Rowden of Peter Yeates Arboriculture Ltd and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To prevent inappropriate work being undertaken to protected trees.

6. A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include details and locations of any enhancement provisions (such as bird or bat boxes or native species rich planting). The biodiversity enhancement provisions shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To maintain and protect biodiversity.

**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. In this instance a site meeting was carried out with the applicant.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:  
Local Plan 2020-2040: D1, D7, H4, T2, NE1, NE5, NE15  
This permission is granted for the following reasons: The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served. 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>

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4. During construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.
  
5. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible. For further advice, please refer to the Construction Code of Considerate Practice  
<https://www.considerateconstructors.com/resources/the-code-of-considerate-practice/>
  
6. Biodiversity Net Gain Informative for applications exempt from BNG 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
  
7. For further advice, please refer to the Construction Code of Practise  
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-ofconsideratepractice> 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](mailto:buildingcontrol@winchester.gov.uk))

## Appendix 1

### **City Councillor's request that a Planning Application be considered by the Planning Committee**

<b>Request from Councillor:</b> Littleton and Harestock Parish Council
<b>Case Number:</b> 26/00619/HOU
<b>Site Address:-</b> Marne Villa 36 Main Road Littleton Winchester Hampshire SO22 6QQ
<b>Proposal Description:</b> Planning application for a two-bedroom annexe, rear extension to provide playroom and
<b>Case No:</b> 26/00619/HOU

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rooflight over existing roof

Requests that the item be considered by the Planning Committee for the following material planning reasons:

The Parish Council has discussed planning application 26/00619/HOU (Marne Villa, 36 Main Road, Littleton) and OBJECTS to the approval of this application.

Whilst there were no concerns with the proposed additions to the house, the annex is effectively a two-bedroom bungalow comprising en suite bedrooms, a kitchen, and a combined dining and living room. Information about services such as sewerage disposal was not available on the planning portal, and it was noted that the 5 parking spaces available to both the new bungalow

and the main dwelling did not allow for cars to leave the property in a forward motion.

Concerns were also raised about the impact on the trees at the property. Examination of the drawings provided shows trees and hedges which will need to be removed to enable the detached building to be constructed.

The Application gives no details of finishes and materials to be used in the construction of the bungalow. Details and method of sewerage disposal or collection/disposal of rainwater are not shown and the close proximity to the Environment Agency Zone 3 Areas at risk of flooding as detailed on map 9 of the Littleton Village Design statement (LVDS), adopted by WCC as a supplementary planning document, should be taken into consideration.

Whilst the additional building conforms to the Local Plan density requirements, it does increase the density of dwellings in the location, which is contrary to Planning Guidance B1, Development and Scale, and B2, Distinctiveness and Restrictions of the LVDS.

The proposed dwelling has neighbouring rear gardens on both sides and to the rear which will result in the invasion of privacy and loss of enjoyment and amenity to all of the adjoining properties.

We therefore consider that this proposal constitutes over development.

The Application states that there are 5 existing parking spaces. This can only be achieved by tandem parking in the existing driveway, this will need to accommodate parking for the additional dwelling. The Government Parking Standards require each 2 bedroom dwelling to have a minimum of 2 spaces, in addition to those required for the main house. There is inadequate turning space for a vehicle to join the highway in a forward gear.

Should the planning department be minded to approve this application, the Parish Council would like this application to be considered by the WCC Planning Committee

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