

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 19/00189/HOU
Proposal Description: Proposed loft conversion with associated front, rear and side dormers; rear balcony; side and rear decking, fencing and terrace;
Retrospective: Conversion of garage into studio, with small front extension.
Address: Woodlea, 3 Boyne Mead Road
Kings Worthy
SO23 7QZ
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: J Attwood & P Little
Case Officer: Alexander Strandberg
Date Valid: 28th of January 2019
Recommendation: Application Refused



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General Comments:

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

Site Description

Woodlea, 3 Boyne Mead Road is a detached single storey dwellinghouse located in a residential area of southern Kings Worthy. The surrounding area contains a mixture of housing types, architectural styles and a variety of different materials employed. A number of loft conversions have been carried out along the street, with associated dormer windows added facing Boyne Mead Road.

The property is located on ground where there are significant level changes as the land slopes steeply in a north-east to south-west direction. The rear garden is modest in size, and as such, the rear façade of the dwellinghouse is located approximately 7 metres from the property boundary at its nearest point, and approximately 9.5 metres at its furthest point.

The dwellinghouse is accessed from Boyne Mead Road, where the driveway slopes downwards towards the existing garage and rear curtilage of the property. Due to the slope to the rear of the property and the existing boundary treatments on site, the rear curtilage of the neighbouring property at Half Acre, 3 Nations Hill, is visually prominent.

Proposal

The application seeks to erect dormer windows to the front, rear and one side of the existing dwellinghouse. It further seeks to erect a balcony and decking, with fencing at the rear of the property.

The proposal also seeks to obtain retrospective planning permission for a garage conversion and extension which has been carried out at the property.

Relevant Planning History

78/01407/OLD - Erection of extension to provide addition to outhouse: PER - 12.09.1978.

Representations

Kings Worthy Parish Council

- There are no reasons to object to the application provided there are no objections from neighbouring properties.

7 representations received supporting the application for the following reasons:

- The proposals will create a pleasant and functional family home.

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- All properties have rear windows along Boyne Mead Road.
- It will enhance the property.
- Screening would mitigate any issues of overlooking.
- The proposals are consistent with schemes that have previously received approval.

Relevant Planning Policy

Winchester Local Plan Part 1 – Joint Core Strategy

- DS1 – Development Strategy and Principles
- MTRA2 – Market Towns and Larger Villages
- CP13 – High Quality Design

Winchester Local Plan Part 2 – Development Management and Site Allocations

- DM1 – Location of New Development
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking

National Planning Policy Guidance/Statements

National Planning Policy Framework 2018

Planning Considerations

Principle of development

The application site is located within the settlement boundary of Kings Worthy. In this area, policy MTRA2 (Market Towns and Larger Villages) of the Local Plan Part 1 allows for development which is appropriate in scale and design provided that it is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Policy DM15 of the Winchester District Local Plan Part 2 (2017) states that developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. In addition to this, policy DM16 of the Winchester District Local Plan Part 2 (2017) states that development which accords with the Development Plan should be permitted provided it 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 High Quality Places Supplementary Planning Document (2015) summarises that the impact of dormers on the shape, form and character of the roof needs to be carefully considered. Dormers should not dominate the roof, and should complement the overall composition of the building in terms of proportion, size, position, detailing

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and materials. They should furthermore generally be aligned with the windows below and be kept well away from the ridge and edges of the roof.

The document outlines the important aspects to consider for new balconies. They can have a significant impact on residential amenity as they increase the amount of potential overlooking so therefore need to be carefully related to neighbouring properties.

The document further details what constitutes good roof and fenestration design. New development should ensure that the roof design, including the roof shape, roofline, and scale and massing of the roof is well related to the design and character of the building and sensitively related to the context. It should also ensure that the fenestration successfully accords with the overall design concept.

Impact on Property and Character area

The addition of dormers on three elevations of the property is considered to significantly alter the roof of the existing dwellinghouse. Their combined surface area would effectively dominate the roof of the dwellinghouse. They are considered to be overscaled when viewed in relation to the surface area of the existing roof of the dwellinghouse. The dormer windows as proposed within the application are not set down from the existing ridge and are situated close to the lower edge of the roof. It is therefore considered that the proposed dormers would have a detrimental impact upon the host dwellinghouse, significantly altering the overall character of the building.

The addition of the dormer on the south-west elevation is not considered to complement the overall composition of the building. The height of this dormer window would exceed the ridge height of the front part of the dwellinghouse, which is visible from the public realm along Boyne Mead Road. It would appear as an incongruous feature on the roofscape of the dwellinghouse and would unbalance the overall composition of the dwellinghouse when viewed within the street scene.

The proposed balcony and decking on the north-west elevation would have a considerable impact upon the existing dwellinghouse. The proposal seeks to install a significant element of fenestration upon this elevation. There are currently two small round windows upon this façade; as such, it is considered that the addition of the proposed fenestration in addition to the balcony and raised decking upon this elevation would be unsympathetic to the character and overall design of the existing dwellinghouse.

It is therefore considered that the proposal is contrary to policies DM15 and DM16 of the Winchester District Local Plan Part 2 (2017) and does not accord with the best practice design guidance as set out in guidelines GP1, HQB2, HQB3, HQB6, HQB8, HQB9 and E5 of the Winchester High Quality Places (2015) SPD.

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Impact on residential amenity

As the nearest neighbouring dwellinghouses are over 10 metres from the dwellinghouse at no. 3 Boyne Mead Road, it is not considered that the developments would result in any loss of light to neighbouring properties.

Each of the proposed dormer windows are relatively large scale, occupying a significant proportion of the existing roof of the dwellinghouse. They extend from the roof ridges almost entirely to the edge of the roof. Due to the large massing created by the design of the proposed dormers, the relatively small garden of the property and the close proximity between their respective façades and neighbouring properties, it is considered that the proposed dormers would appear dominant and overbearing within their surroundings. The proposed dormer on the north-west elevation would appear particularly overbearing due to the proposed addition of a considerable element of fenestration and a balcony. The considerable ground level change sloping downwards to the neighbouring property to the north-west of the application site would further accentuate the proposed dormer on the rear elevation.

The proposed dormer windows and balcony include the installation of a significant amount of fenestration on the north-west, south-west and south-east elevations of the dwellinghouse. As the proposals seek to create a new storey to the dwellinghouse, the impacts of overlooking are of special importance. There are currently a number of dormer windows that have been added to the front elevations of dwellinghouses along Boyne Mead Road. As such, it is not considered that the proposed dormer on the south-east elevation would have any detrimental impacts upon neighbouring amenity by way of overlooking.

The proposed dormer, balcony, fenestration and raised decking on the north-west elevation are located approximately 8.5 metres from the property boundary. The ground levels slope downwards north-west and the rear of the property faces outdoor amenity space which is currently actively used by the occupants of the neighbouring property. The addition of the proposed dormer, balcony, fenestration and raised decking would therefore have a significant negative impact upon overlooking upon the neighbouring property. The ground level change would further exacerbate the overlooking issues created by the developments.

The proposal is therefore contrary to policies DM17 of the Winchester District Local Plan Part 2 (2017) as it is considered that the developments would have an unacceptable adverse impact on adjoining properties by reason of overlooking and by being overbearing.

Garage Conversion

The proposed garage conversion to a studio involves the erection of an extension and the change of materials of the existing structure from brick to wooden cladding and is retrospective.

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As the garage is set down from Boyne Mead Road, and is relatively small scale, it is considered that the impact upon the character of the surrounding area is limited. The use of timber is prevalent along Boyne Mead Road, and as such, it is considered to visually reflect the variety along the street.

As the proposal involves the conversion from a garage to a studio used for Pilates, a key consideration is the availability of parking at the site. The studio is part of a local business and due to the small size of the converted studio, there are physical limitations to the number of customers that can use the facilities at any given time. The property is currently able to provide adequate parking for a minimum of four cars; as such, it is considered that there are sufficient parking spaces available to serve the studio and the dwellinghouse without impacting the surrounding area.

Due to the single storey, small scale design of the proposed extension to the garage, it is not considered that the development will have any significant detrimental impacts upon neighbouring amenity by way of overlooking, overshadowing or by appearing overbearing.

Recommendation

That planning permission is refused for the following reason:

1. The proposal is considered to be contrary to policies DM15 and DM16 of the Winchester District Local Plan Part 2 (2017) and the High Quality Places Supplementary Planning Document (2015) by virtue of its siting, mass, design and scale. The proposed developments would prove to be incongruous features when viewed in relation to other properties along Boyne Mead Road. The developments in combination would appear overscaled, unbalanced and unsympathetic to the character of the existing building, failing to respond positively to the local character of the area and having a detrimental impact upon it.
2. The proposal is considered contrary to policy DM17 of the Winchester District Local Plan Part 2 and the High Quality Places Supplementary Planning Document (2015) as it would have an unacceptable adverse impact upon neighbouring properties by reason of overlooking and by being overbearing.

Informatives

1. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution.

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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:

Winchester District Local Plan Part 1 (2013): DS1, MTRA2, CP13

Winchester District Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM18

Winchester District High Quality Places Supplementary Planning Document (2015)