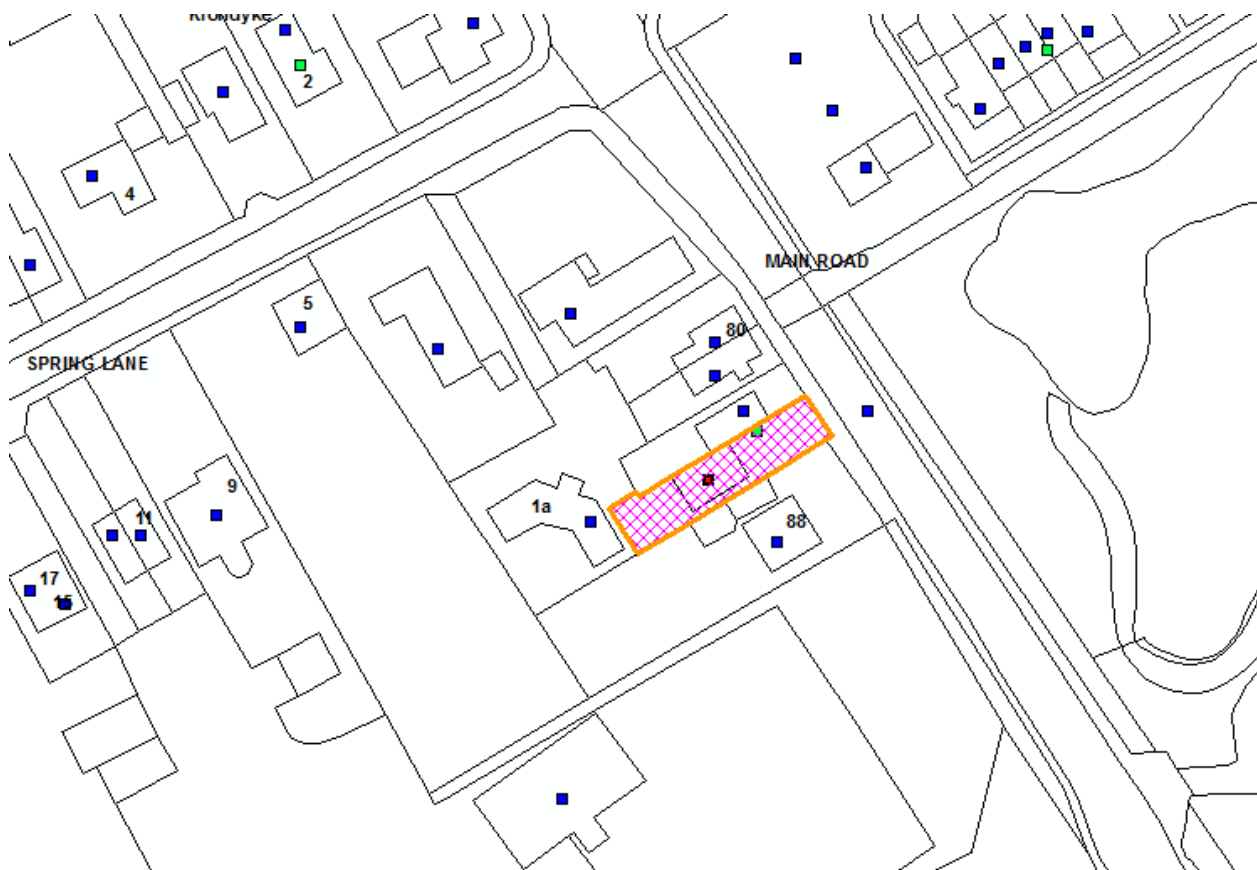


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 19/01087/HOU
Proposal Description: Formation of habitable room in roofspace with side dormer and front gable build up.
Address: Fishers Cottage 86 Main Road Colden Common SO21 1TD
Parish, or Ward if within Winchester City: Colden Common
Applicants Name: Mr McNeil
Case Officer: Curtis Badley
Date Valid: 15 May 2019
Recommendation: Application Refused



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General Comments

Councillor Susan J. Cook requested for this application to be determined by Planning Committee, see Appendix 1

A revised parking plan (unreferenced) was received on 14th June indicating the provision of three car parking spaces to the front of the dwelling house and supersedes the (unreferenced) previous parking plan received on 7th June indicating the provision of four car parking spaces to the front of the dwelling house.

In addition, two annotated photographs were received on 17th June which indicates the removal of the Southern vegetation boundary and the removal of the raised footpath adjacent to neighbouring property, 84 Main Road to the North.

Site Description

86 Main Road is a semi detached property located to the east of Colden Common, to the South West of Main Road (B3354). Within this area, there is no predominant development style - a variety of designs are present, often comprising of red brick and tile. Properties generally feature roofs which slope towards the road frontage and are generally two stories in height.

The existing property is a two storey, three bedroom, semi detached house built of red brick and tile. There exist two car parking spaces immediately adjacent to the front of the property in addition to a moderate rear garden to the rear. The adjacent property, 84 Main Road (Water House) was built in conjunction with this property and is set significantly forward from its adjoining neighbour, number 86. This arrangement results in a L shaped parking arrangement, providing two car parking spaces for each property, retaining a shared turning area between the two. The existing roof form is hipped and due to the increased width of this property, the ridge height is greater than number 84.

Proposal

The proposal seeks to convert and extend the existing loft space within the second floor of the property for use as habitable accommodation. In order to accommodate the two additional bedrooms as proposed, the front hipped roof form is built up to become a gable end and a side dormer window extension is provided in order to accommodate the new stairs. The proposal seeks to provide two additional bedrooms which results in a total of five bedrooms. In addition to the extension and alterations works it is indicated that external works are proposed to widen the existing access driveway.

Relevant Planning History

(The Cottage)

03/01536/FUL (PER - 05.04.2004) (AMENDED DESCRIPTION) Erection of 2 no. semi-detached 1 two bedroom and 1 three bedroom dwellings with associated car parking and alteration to existing access.

(Land To The Rear Of Fishers Cottage)

04/03210/FUL (PER - 03.02.2005) Erection of 1 no. three bedroom dwelling with

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associated parking

Consultations

HCC Engineers - Highways: Objection

It is noted that the existing car parking arrangement of two allocated car parking spaces each with a shared turning area for properties 84 and 86 Main Road which are accessed from Main Road which is a classified road (B3354), subject to a 30mph speed limit.

The proposals provide additional parking within the shared turning area which “will result in cars being reversed to or from Main Road. Moreover, a car parked in the space will prevent access to the neighbouring property’s parking spaces” and this could result in inadequate access arrangements for this property This could result in the occupiers being forced to reverse a vehicle directly onto Main Road across the full height kerbed footway” which is contrary to Section 184 of the Highways Act 1980.

Representations:

Colden Common Parish Council:

- No Objection

Councillor Susan J. Cook has provided comments in support of the application noting that there is space available for four cars to park and that this provision would not cause difficulty for the neighbour to manoeuvre. In addition, clarification was provided to state that the application was for a single additional bedroom.

No letters received either in support or in objection to the application.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (2013):

DS1: Development Strategy and Principles;
CP13: High Quality Design;
MTRA2: Market Town and Larger Villages

Winchester District Local Plan Part 2 - Development Management and Site Allocations
Development Plan Document (2017):

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

Supplementary Planning Guidance

Residential Parking Standards (2009);
High Quality Places (2015);
Colden Common Village Design Statement (2012)
HCC Highways Standing Advice - Consultation with Hampshire County Council as the
Local Highway Authority Notification to local planning authorities (2017)

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National Planning Policy Guidance/Statements:
National Planning Policy Framework

Planning Considerations

Principle of development

86 Main Road (Fishers Cottage) is situated within the settlement boundary of Colden Common, where the principle of extending an existing dwelling is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Design/layout

The proposal involves the construction of a front gable extension, side dormer window and the insertion of two side roof lights. The proposed front gable is considered to be proportionate to the existing property, matching the existing roof height and retaining the front first floor roof projection. The addition, above the existing built form ensures that the level of projection forward is not excessive and due to the modest scale of the proposal, is not considered to become overly dominant in relation to the existing building.

The two proposed roof lights are set high within the South side elevation of the extended roof form. No further windows exist within the existing side elevation of this property and as a result of their modest scale and projection from the existing roof form, no further impact is expected upon the existing property.

A dormer window extension is proposed to allow additional space and head room to accommodate the additional stairs used to access the roof accommodation. As a result, no windows are proposed within this extension, allowing the proposal to visually recess into the existing roof form by virtue of its use of materials to match the existing roof form. The proposed side dormer window is set back from the both the principle elevation and the rear elevation of the property. As a result of its modest scale and positioning within the existing roof form, the dormer window is considered to be sympathetic to the existing building. The proposal is therefore considered to comply with policy DM16 (LPP2) and the guidelines set out within the High Quality Places SPD (2015) which seek, among other objectives, to ensure that development responds positively to the local environment and that dormers are well related to the existing building in terms of design, scale, proportion, materials and detailing.

Impact on character of area

The property is located in a position which is relatively set back from Main Road and is partially screened from views to the North by adjacent existing built form. The proposed front gable build up and alterations to the existing parking arrangement will therefore be visible from nearby views from within the street scene to the front of the property. The proposed alteration to remove the existing hedgerow boundary and footpath is not considered to adversely impact the street scene where the positive impact made currently is limited by its width. The proposed side dormer window will be subject to public view

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from a longer distance from Spring Lane past adjacent neighbouring properties to the North.

Within this surrounding area, a number of properties have been extended at roof level providing additional residential accommodation in a similar scale to the current proposals. In this case, the moderate nature of the proposed development and use of materials which are matching the existing property ensures that a negative impact upon the character of the surrounding area is not created.

Impact on neighbouring properties

The proposed dormer window extension is located upon the Northern side elevation of the existing property adjacent to number 84 Main Road. The proposed dormer is set within the existing roof form, adjacent to the rear elevation of this neighbouring property. In consideration of the existing property layout and roof form which is set adjacent to the southern boundary of this neighbouring property, the proposed dormer window and roof build up is not expected to create any additional impact upon neighbouring amenity. No windows are proposed to face this neighbouring property and as a result, no overlooking impact is expected.

The neighbouring property, 88 Main Road, is located to the South of the proposal and features a single storey garage adjacent to the shared neighbouring boundary. As a result of the current property arrangement, a limited overlooking impact is currently available through the windows within the rear elevation of this property upon this neighbouring garden. The proposed roof lights within the second floor roof accommodation by virtue of their limited scale and positioning within the roof form is not considered to create an adverse overlooking impact upon this neighbouring property.

Highways/Parking

The existing property has three bedrooms and provides two car parking spaces in association with a space (shared with neighbouring property 84 Main Road) which allows vehicles from both properties to enter and leave the site in a forward gear. The existing property access is achieved from the Main Road (B3354) which is a major route through the village and is subjected to high volumes of heavy traffic, congestion which develops at peak periods and disregard to speeding restrictions as identified within the Colden Common Village Design Statement (2012).

The proposal seeks to provide two additional bedrooms above the three bedrooms already provided within the property which results in the creation of a five bedroom dwelling house. In addition to the extension and alterations works to the dwelling house, it is indicated that external works are proposed to widen the existing access driveway.

The Residential Parking Standards SPD (2009) sets out the expected parking standards for residential development. In accordance with table 2 of the Residential Parking Standards SPD (2009), a five bedroom dwelling house as proposed requires 3 off road parking spaces. In addition to this document, further advice has been sought from Hampshire County Council Highways in addition to consideration made within the HCC consultation with Local Authorities standing advice (adopted April 2017) which states:

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“4.5 Parking provision should be in accordance with the adopted parking standards of the local planning authority. Parking needs to be considered as part of the design and layout of the site so that parking on the highway does not create a safety or operational issue on the highway.”

HCC highways have objected to the scheme as proposal would lead to a significant highway safety issue. The three parking spaces indicated within the revised parking plan would not enable vehicles accessing this property (and neighbouring property 84 Main Road) to manoeuvre on site so they may enter and leave the site in a forward gear. Furthermore, the extent of works to amend the parking space through the removal of the existing hedgerow and footpath is considered to be insufficient to enable satisfactory turning on site. The proposed parking arrangement is therefore considered to be inadequate where the proposed development would be likely to encourage the movement of vehicles to reverse on and off the public highways and thereby add hazards to road users at this point. The proposal would therefore be contrary to policy DM18 of WD LPP2 (2017) and the Residential Parking Standards SPD (2009).

In addition to the above as considered within HCC Highways advice, the revised car parking layout is unsatisfactory. The advice further raises concern that a restriction in vehicle movement of neighbouring property number 84 Main Road could result in occupiers being forced to reverse a vehicle directly onto Main Road across the full height kerbed footway which is contrary to Section 184 of the Highways Act 1980. The kerb as indicated falls outside of the planning application site (as indicated within the red outline) and therefore cannot be amended as part of this planning application process.

Recommendation

That planning permission is refused for the following reason:

1. The development is contrary to policy DM18 of The Local Plan Part 2 (2017) and the Car Parking Standards Supplementary Planning Document (2009) in that adequate provision is not made on site for the parking of vehicles in a satisfactory manner, consequently the proposed development would be likely to encourage the movement of vehicles to reverse on and off the public highways and thereby add hazards to road users at this point.

Informatives:

The Local Planning Authority has taken account of the following development plan policies and proposals:-

WD Local Plan Part 1 (2013): DS1, CP13, MTRA4

WD Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM18, DM23

WD High Quality Places Supplementary Planning Document (2015)

Soberton and Newtown Village Design Statement (2002)

In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

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- updating applicants/agents of any issues that may arise in the processing of their application.
- In this instance the applicant was updated of any issues after the initial site visit.

Appendix 1 – Councillor Susan J. Cook request for this application to be determined by Planning Committee

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

Request from Councillor: Cllr Susan Jayne Cook Ward Councillor for Colden Common and Twyford
Case Number: 19/01087/HOU
Site Address: 86 Main Road, Colden Common Hampshire
Proposal Description: Loft Conversion
Requests that the item be considered by the Planning Committee for the following material planning reasons: I have also spoken to the Officer and requested a Site Visit so the Applicants Property as I firmly believe it will give a much better understanding of exactly what the Resident is requesting of this application please.

- Whilst requests will be accepted up to the determination of the application, Members should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to the committee unnecessarily
- Members should note that referral of an item to the Committee will require consideration as to whether a declaration of interests and / or pre-determination and bias may be necessary. If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting. *Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests, and on Predetermination or Bias in accordance with legislation and the Council's Code of Conduct.*

Once completed, please email this form to the relevant Planning Case Officer and the Head of Development Management.