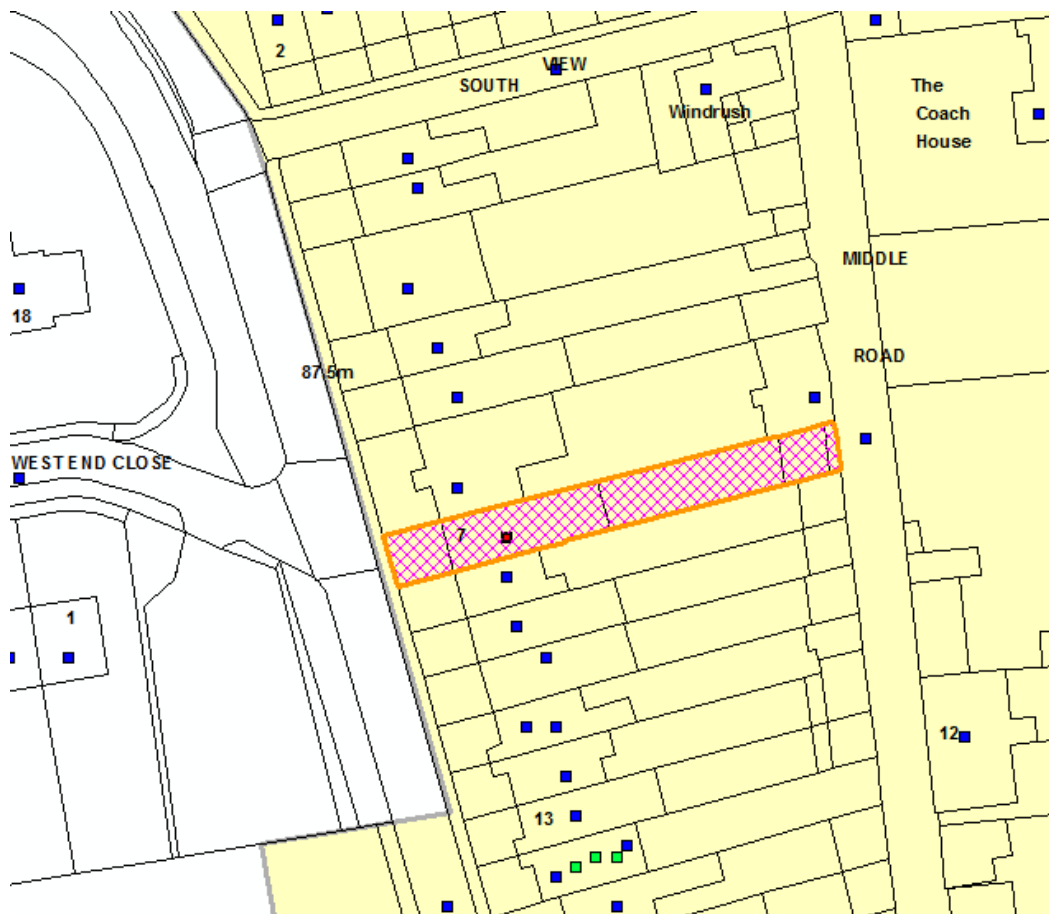


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 19/01419/HOU  
**Proposal Description:** (Amended Plans 20.08) Erection of two storey outbuilding following demolition of existing single storey outbuilding.  
**Address:** 7 West End Terrace Winchester SO22 5EN  
**Parish, or Ward if within Winchester City:** St Paul  
**Applicants Name:** Mr & Mrs Steer  
**Case Officer:** Curtis Badley  
**Date Valid:** 28 June 2019  
**Recommendation:** Application Permitted



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PLANNING COMMITTEE

**General Comments**

**Application is reported to Committee because of the number of objections received in contrast to the officers recommendation for approval.**

Amended plans have been received and accepted for consideration. The revised scheme reduces the length of the proposed outbuilding at both ground and first floor levels by 0.75 metres from the West (rear) elevation and alteration of the proposed roof material from zinc to natural zinc.

**Site Description**

The proposal is situated at the rear of the residential curtilage of 7 West End Terrace - a mid terrace, three storey town house located within the Winchester Conservation Area. Most of the adjoining properties have coach houses or garages at the end of their gardens, accessed from Middle Road which runs parallel to the rear of these properties.

There is a mix of architectural styles along Middle Road with 19<sup>th</sup> century dwellings present in addition to 20<sup>th</sup> and 21<sup>st</sup> century garages, many of which have been extended to provide ancillary accommodation at first floor level and many also provide off road parking within the ground floor to benefit of properties within West End Terrace.

The current garage building is a brick built single storey structure which has been clad in timber. The building is positioned at an angle to Middle Road, set back from the line of built form of both of the adjoining structures, an ancillary building to number 8 West End Terrace to the South and a dwelling house, Coachmans Cottage to the North which both abut Middle Road. The building provides both vehicle and pedestrian access from Middle Road through the provision of a dual use door and pedestrian access, via a set of steps, from the garden of the existing property.

**Proposal**

The proposed development seeks to demolish the existing single storey outbuilding which is currently in use as a garage in association with number 7 West End Terrace. The proposal seeks to erect a two storey outbuilding following the demolition of the existing outbuilding within a comparable position. The proposed outbuilding, like the existing, will be sited between a two storey dwellinghouse to the North (Coachmans Cottage) and a two storey contemporary outbuilding to the South (associated with number 8 West End Terrace).

The proposed outbuilding has a contemporary appearance with the predominant materials indicated to be timber and dark brick with dark grey windows. The proposed outbuilding provides a garage area at ground floor which is accessed from Middle Road to the rear, with ancillary accommodation above. Access to the main dwelling house and the residential garden is provided by a pedestrian access door within the West elevation, set at a lower level in comparison to the garden.

**Relevant Planning History**

Neighbouring Property 6 West End Terrace

18/00049/HOU (PER - 11.05.2018) - Extensions and alterations to Coachman's Cottage

**Case No: 19/01419/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

and extensions and alterations to garage.

**Consultations**

**Representations:**

City of Winchester Trust: 'This was felt to be a good design.'

7 letters received objecting to the application from 6 separate address' for the following material planning reasons:

- Loss of sunlight
- Overshadowing to the detriment of residential amenity
- Overlooking and loss of privacy
- Loss of bin storage
- Effect on surrounding conservation area
- Out of keeping with surrounding area
- Overdevelopment

1 letter neither objecting to nor supporting the Planning Application received.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy (2013)  
DS1, CP13, CP19, CP20

Winchester Local Plan Part 1 – Development Management and Site Allocations (2017)  
DM1, DM15, DM16, DM17, DM27, DM28

National Planning Policy Guidance/Statements:

National Planning Policy Framework (2012)

Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice, BRE, (2011)  
BS 8206-2: 2008 – Lighting for Buildings – Part 2: Code of Practice for Daylighting, British Standards Institute (2008)

National Planning Practice Guidance on Light Pollution, Department for Communities and Local Government (2013)

Supplementary Planning Guidance

High Quality Places, 2015

West Fulflood and Oram's Arbour Neighbourhood Design Statement

**Planning Considerations**

Principle of Development

The proposal is for the erection of a two storey outbuilding following demolition of the existing single storey garage outbuilding. The development is situated in the settlement boundary of Winchester, where the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

**Case No: 19/01419/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Design/layout

The proposal seeks to replace this building with a two storey outbuilding built of timber across the first floor façade and dark brick across the ground floor elevations. The building has a natural zinc gable roof form which is set perpendicular to Middle Road and features three rooflights and a concealed gutter drainage system. A large dark grey framed window is placed facing the existing garden at first floor level adjacent to the proposed stairwell and a single dark grey framed window is proposed to face Middle Road. Within the Middle Road street scene, a number of outbuildings have been extended using modern materials. In this case, the proposed contemporary design and materials are considered to compliment the existing dwelling and surrounding area - continuing to respect the character and appearance of an ancillary building.

As part of the proposals, the adjoining timber decking to the rear is raised to match the level of the existing garden and the adjoining fence to the North is replaced with a 1.8 metre fence above the new garden level. It is considered that the proposed development is in keeping with its context.

Impact on Character of the Surrounding Area

Whilst not visible from West End Terrace, the proposal will be visible from the Middle Road elevation and from adjoining neighbouring properties situated within the conservation area. Within the surrounding context there exists a variety of roof forms which generally slope parallel to Middle Road. The proposed development introduces a gable roof form which is perpendicular to the road, resulting in gaps within the built frontage. This roof has been designed in consideration of a window located within the first floor side elevation of neighbouring property Coachmans Cottage, allowing a separation of built form to be maintained.

At ground floor level, the proposed building provides a car parking space, storage area and a stairwell to the rear providing access to the office/studio and WC above. The removal and replacement of the current outbuilding will provide ancillary accommodation to serve the main dwelling house. By virtue of its form and layout, the proposal is considered to remain subservient to the main house and largely follows the footprint of the existing garage outbuilding. Given this, the close proximity to the main dwelling and proposed building which are linked by a retained residential garden, it is not considered that the proposed outbuilding could easily be separated from the main dwelling to form a separate dwelling. Notwithstanding this, a condition is attached to ensure it is used for ancillary purposes to the main house in addition to the floor plans showing the facilities provided. Based upon this assessment the development is considered to have an acceptable impact on the character and appearance of the property and the surrounding conservation area in accordance with policies DM15, DM16 and DM23 of the Local Plan Part 2 (2017).

Impact upon Neighbouring Amenity:

Coachmans Cottage is the adjoining neighbouring property to the North of the proposed development. The Cottage is a small, two storey dwelling which features a ground floor lounge and first floor bedroom. Within the single storey mono-pitched outshot exists a kitchen and w/c, the outshot also allows light to reach the main lounge area through a rooflight, window and glazed door.

**Case No: 19/01419/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

This property functions independently from 6 West End Terrace and the two properties are divided by a wooden fence which is placed above a low retaining wall. Coachmans Cottage retains a small amenity area behind this wall and fencing which measures approximately two metres in length. The courtyard garden area is separated from the garden of 7 West End Terrace by a brick retaining wall which is topped by horizontal slatted fence. Whilst this property benefits from a grant of planning permission to construct a two storey rear extension and extension of the garden area, this is not considered to be affected by the proposed development.

The initial proposals have been amended in the consideration of this neighbouring property to reduce the projection to the rear by 0.75 metres and replace the zinc roof with natural zinc in order to reflect more light. The proposed outbuilding is located within a similar footprint to the existing single storey garage building and the impact of overshadowing and overbearing upon this property have been examined during the application process.

As part of the proposals, the land level of the adjoining land is raised by 0.45 metres, flush with the adjacent garden and the 1.35 metre boundary fence between these two properties is replaced by a 1.8 metre fence. This element of the proposal has been undertaken in response to the sunlight/daylight assessment which is based upon modelling from the drawings provided within the proposal submission. Furthermore, this increase in height is not expected to adversely affect the rear garden area of Coachmans Cottage by overbearing or overshadowing due to the limited increase in height of this Southern boundary in consideration of the existing high boundary treatment which encloses this space and proximity to the existing dwelling.

A daylight and sunlight assessment was provided to accompany the amended plans, investigating the impact of the proposed development upon the amenity of the two adjoining buildings. The assessment follows adopted guidance, practice and methods for both daylight and sunlight, modelling window locations that face within 90 degree of due South within both Coachmans Cottage and the outbuilding to number 8 West End Terrace. The report concludes that the "results of the detailed technical analysis demonstrate that all of the windows satisfy the BRE daylight criteria" and in accordance with acceptable guideline standards for sunlight.

The daylight and sunlight report is considered to adequately assess the impact of the development on the neighbouring property and assists in clarifying that the impact is acceptable and within agreed tolerances. In association with a detailed site assessment it is considered that the development would not adversely harm residential amenity through the loss of sunlight and is therefore considered acceptable in this regard and complies with policy DM17 of the LPP2.

The proposed gable roof form maintains a separation gap from the first floor bedroom window contained within the side elevation of Coachmans Cottage. Furthermore, no rooflights are proposed in close proximity of this window and on this basis the proposal is not considered to adversely affect the amenity of this property.

The outbuilding to number 8 West End Terrace is the adjoining neighbouring building to the South of the proposal. The proposal extends within a comparable size and scale to this recently completed adjoining outbuilding. The proposed window within the rear

**Case No: 19/01419/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

elevation is proposed to be set adjacent to the access stairway which restricts the opportunity to allow an angled view of this neighbouring property, focusing views back within the application site. It is therefore considered that by virtue of this layout, that the proposal would not result in significant overlooking to justify a refusal of permission on this issue.

An additional opening is proposed within the front elevation, facing onto Middle Road to allow light to enter the first floor office/studio. It is considered that the positioning and scale of this window is comparable with other first floor windows within this terrace and faces the high brick wall which forms the rear boundary treatment of properties within Clifton Road. As a result, any overlooking impact upon the neighbouring property adjacent to the East of the proposal, number 13 Clifton Road is considered to be negligible.

As demonstrated within the daylight and sunlight assessment provided, in addition to the above officers' assessment with regards to potential overlooking issues, the proposal is not considered to create a significant adverse overbearing, overshadowing or overlooking impact on the neighbouring properties. The development is not considered to adversely affect neighbouring amenity, in compliance with policy DM17 of the WD Local Plan Part 2 (2017).

Highways/Parking

The proposal seeks to retain a single car parking space within the ground floor of the proposed development in a similar arrangement to the existing parking provision. The level and nature of the additional office/studio accommodation above is not considered to materially increase the parking requirement on site and as a result, there will be no detrimental impact on the highways or parking in the area. Notwithstanding this, a condition is included that the garage shall not be used for any other primary purpose other than the parking of cars.

An internal dividing wall is proposed to isolate the car parking space from the pedestrian access to the upper floor and garden area. Whilst a limited storage space is provided within the rear of the proposal at ground floor, it is considered that no material change in bin, recycling and bike storage is undertaken as a result of the proposed development and that sufficient space is retained on site for ancillary storage purposes.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Recommendation**

Application Permitted, subject to the following condition(s):

**Conditions:**

01 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).

02 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 6 (materials) of the associated application forms.

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

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

Site and Location Plan (Drawing Number: 1909\_001) Received: 28.07.2019

Proposed Block Plan (Drawing Number: 1909\_100 Rev A) Received: 20.08.2019

Proposed Site and Roof Plan (Drawing Number: 1909\_101 Rev A) Received: 20.08.2019

Proposed Ground Floor Plan (Drawing Number: 1909\_201 Rev A) Received: 20.08.2019

Proposed First Floor Plan (Drawing Number: 1909\_202 Rev A) Received: 20.08.2019

Proposed West Elevation (Drawing Number: 1909\_301 Rev A) Received: 20.08.2019

Proposed East Elevation (Drawing Number: 1909\_302 Rev A) Received: 20.08.2019

Proposed South Elevation (Drawing Number: 1909\_305 Rev A) Received: 20.08.2019

Proposed North Elevation (Drawing Number: 1909\_306 Rev A) Received: 20.08.2019

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

04 The proposed outbuilding hereby permitted shall only be used for purposes ancillary to the dwelling house. At no time shall the development 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, possibly leading to over intensive use of the site.

05 The ground floor garages hereby approved shall not be used for any other primary purpose other than for the parking of cars.

Reason: To ensure the provision and retention of the garages/parking spaces in the interests of local amenity and highway safety.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Informatives:**

01

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. 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.

02

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

The Local Plan Part 1 (2013): DS1, CP13, CP19, CP20

The Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM27, DM28

National Planning Policy Framework

High Quality Places, 2015

West Fulford and Oram's Arbour Neighbourhood Design Statement

03

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.

04

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.

05

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

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

06

Please be advised that Building Regulations 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))

**Case No: 19/01419/HOU**