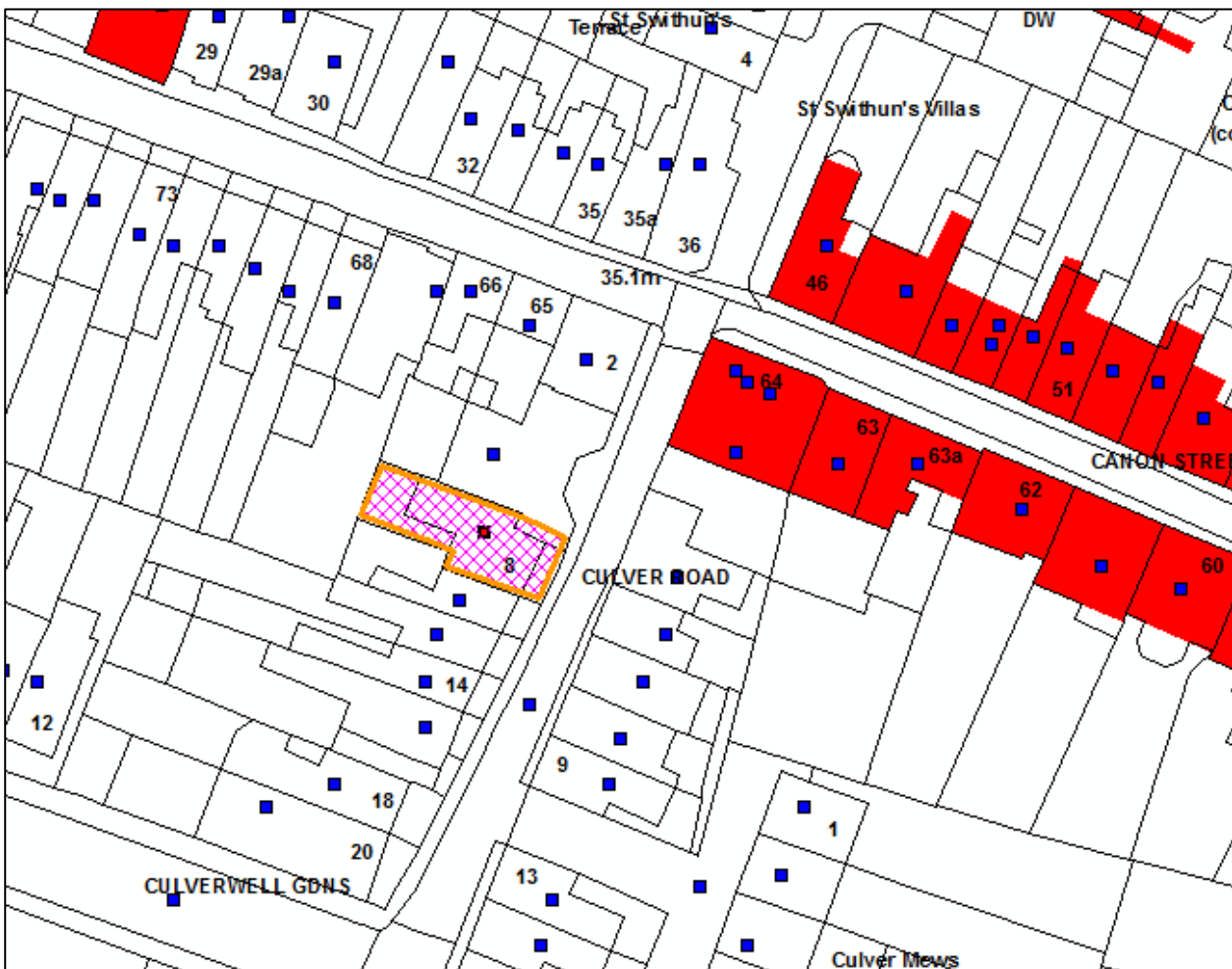


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 19/01598/HOU
Proposal Description: Demolition of existing rear extension; proposed single rear and two-storey rear and side extensions (amended proposal).
Address: 8 Culver Road Winchester SO23 9JF
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mr Jonathan Macey
Case Officer: Marge Ballinger
Date Valid: 23 July 2019
Recommendation: Application Permitted

Pre Application Advice: no



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General Comments

The application is reported to Committee due to the number of objections received (8) in relation to 19/01598/HOU which are contrary to the Officer recommendation for approval.

Site Description

The application site is approximately 99m² within the Winchester Conservation Area, and sits along the west side of Culver Road and south of Canon Street. The dwelling (approximately 58m² footprint) is an end-of-terrace Victorian building that sits within a group of terraced properties known as Long Reign Cottages, and shares similar architectural features. The dwelling has a unique side projection that sits back from the original front elevation, creating an L-shaped small garden to the front. There is a low brick and flint wall to the road with pillars and a metal gate along the east boundary. To the rear is a high wooden fence toward the adjacent dwelling south (no. 10), and brick and flint walls along the west and north boundaries. To the north of the site is the extended ancillary building and parking/garden area of no.2 Culver Road that sits on the corner of Culver and Canon Street.

Proposal

The application has been submitted to extend 2-storeys to the front/side of the dwelling and to demolish and replace the rear extension at ground floor, and add a partial first floor extension above.

Relevant Planning History

No relevant planning history within WCC records. However, the rear first floor windows are mismatched and the terraced property has a side projection, so there may have been some historic alterations. There is also a modern rear ground floor extension that may have been built under permitted development.

Consultations

WCC Historic Environment – No objection, subject to conditions.

WCC Historic Environment: Archaeology – No objection. The site lies south of the historic city defences and no archaeological remains known in the immediate area. No further conditions to add.

Representations:

City of Winchester Trust: the Trust made no comment to the original proposal, but objected to the amended scheme. Concerns were raised on the visual relationship to the front elevation and the existing roof forms.

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8 letters received objecting to the application's original proposal on material planning grounds. The original proposal included a 2-storey side extension with a 2nd floor gable roof extension, 1 front rooflight and 2 dormers to the rear. Objection reasons are as follows:

- The proposal is overdevelopment of the site.
- The 2-storey side and roof extension creates a dominant brick wall in the streetscene.
- The gable projection to the roof would diminish the integrity of the terrace and erode the character of the area.
- The 2-storey extension creates an overbearing and overshadowing impact to the drive/rear garden of the adjacent no.2 (north), as well as to the adjacent property no.10 (south), and from no.1 across Culver Road (east).
- The additional space and increased occupants could impact parking and traffic.
- The proposal would set a precedent as the proposal harms the character of the area.

Reasons aside not material to planning and therefore not addressed in this report

- The application did not include drawings showing the house in its setting.
- Construction noise and activity will be disruptive to those working from home and also to small pets in rear gardens; construction activity will disrupt traffic flow.

Amended drawings were received and publicised. One additional objection received and two objections were noted to stand for the application's amended proposal. No previous objections were withdrawn. The following material planning reasons were raised:

- The 2-storey extension maintains an overbearing and overshadowing impact to the drive/rear garden of the adjacent no.2 (north), as well as to the adjacent property no.10 (south)
- The existing small gardens will be reduced further, increasing density to the original terraces.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, CP20

Winchester Local Plan Part 2
DM16, DM17, DM26, DM27, DM28

National Planning Policy Guidance/Statements:
National Planning Policy Framework – Section 16

Other Planning guidance
High Quality Places

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Planning Considerations

Principle of development

The proposal site is located within the Winchester settlement boundary where the principle of constructing domestic extensions is considered acceptable providing it complies with the relevant policies set out below.

Design/layout

The original proposal and drawings have been amended as the overall size, scale and design impact, particularly the roof gable extension, was considered out of keeping with the character of the area. These drawings included a second floor to the property and altered the existing hipped roof that was considered a feature of the terraced row.

The amended drawings include a 2-storey side extension that sits slightly back from the front elevation, and slightly lower than the original roof height to allow subservience to the original structure. The High Quality Places SPD suggests extensions overall show subservience and allow the original character of the structure to be clearly discernible.

To the rear, the more modern ground floor extension will be removed and replaced with a single storey and part 2-storey rear projection. The footprint of the extension will be similar to the existing ground floor extension. The materials are proposed to match the existing, and this includes red brick to walls, slate to roof and traditional timber windows and doors. No further boundary alterations or reduction to the garden footprint has been proposed, nor will the proposal affect trees.

The alterations allow for the stairs and ground floor room configuration, and the first floor alterations will allow for a small study and an additional W.C. Although there is no off-road parking, the dwelling is near with city centre and links to public transport which provides relief to the suggested parking standards for a dwelling.

Impact on the Historic Environment

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Policies DM27 and 28 of the LPP2 require development to preserve or enhance the character, appearance or special architectural or historic interest of the area.

Policy DM27 states that any new buildings or extensions must respond sympathetically to the historic settlement pattern, are of appropriate height and massing, proportionate and of good quality building materials, respects and will not erode the existing character of an area. The appraisal for the Winchester College Conservation Area had highlighted "undulating rooflines" of the terraced dwellings near Canon Street and noted most properties were primarily Georgian or Victorian-aged. The proposal reflects the existing Victorian features and maintains its hipped and unpunctuated roofline by removing the front rooflight from the proposal and rear dormers.

Policy DM28 states that planning permission would only be granted for the demolition of

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buildings in conservation areas if the building makes no positive contribution to the character, appearance or historic interest of the area. In this case, there was no objection to the removal and replacement of the modern rear extension.

Based upon the above assessment, it is considered that the extensions to no.8 would have an acceptable impact on the public views from Culver Road as it preserves the character and appearance of the conservation area by building within a similar footprint as the existing extended dwelling and maintaining the character and features of the host building. The development therefore complies with the duty under Section 72 of the Planning (LB & CA) Act 1990 and policies DM27 and DM28 of the adopted LPP2.

Impact on neighbouring properties

Policies DM16 and DM17 refer to site design principles requiring all development to respond favourably to the character, appearance and variety of the local environment in terms of design, scale and layout; and not to have an adverse impact on adjacent sites by reason of overlooking, overshadowing or overbearing. In this case, original designs were reduced resulting in a small first floor extension over the existing ground floor footprint.

No.2 Culver Road's rear elevation is approximately 10.25m north from no.8, and the approximate distance from the first floor rear extension is 11.5m (measured diagonally). The gap between the dwellings is utilised as the rear garden and parking area, with an outbuilding that has been extended and converted for ancillary accommodation (The Potting Shed). The proposal has no additional windows proposed along the side (north) elevation toward no.2. The first floor extension is proposed to be 2.10m approximately in depth from the original rear elevation, maintaining similar eaves as the existing roof, and have a dual pitched/hipped roof that slopes away from the rear garden/ancillary accommodation of no.2. It is noted that the first floor extension will enclose an existing gap by 2.10m along the rear boundary of no.2 toward the ancillary accommodation. However, due to the existing depth between the main dwellings, and a hipped roof design that slopes away from no.2, it is not considered that the impact on amenity through loss of privacy, light or outlook would be so detrimental to justify a refusal on that basis.

No.10 Culver Road is the adjacent terraced dwelling (south) to no.8 and has a first floor projection and a 2nd floor dormer window extension. No.10 maintains its gap along the rear and north boundaries for garden access and use. Visually the boundary fence appears to be sited into the garden area of no.8 as the internal walls show a varied relationship. This relationship gives no.10 slightly more garden space between its rear projection and boundary fence as compared to no.8. The first floor extension is proposed to be 2.10m approximately from the original rear elevation, and have a dual pitched/hipped roof up from 5.5m eaves to 6.75m at ridge. The ground floor extension will sit along a similar footprint, and overall the gap of the extension toward the boundary fence is 1.5m (a decrease of 30cm approximately). However, as the extension is located north of no.10, with a hipped roof design that slopes away from no.10, it is not considered that the impact on amenity through loss of privacy, light or outlook would be so detrimental to justify a refusal.

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Based upon the above assessment it is considered that the development would not material harm the residential amenities of neighbouring properties to warrant the refusal of planning permission and thus accords with policies DM16 and DM17 of the LPP2

Recommendation

Application Permitted subject to the following condition(s):

Conditions:

1. The development hereby permitted 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 received: -

- Location Plan dated 22.07.2019
- Proposed Plans & Elevations, drawing 2B amended 24.09.2019
- 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 section 5 (materials) of the associated application forms.

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

Informatives:

1. In accordance with paragraph 38 of the 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.

In this instance a site meeting was carried out with the agent.

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

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, CP20

Winchester Local Plan Part 2
DM16, DM17, DM26, DM27, DM28

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National Planning Policy Guidance/Statements:
National Planning Policy Framework – Section 16

Other Planning guidance
High Quality Places

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. The applicant should note that this permission does not give any property rights to building on or encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.
5. 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.
6. 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.
7. 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 Practise
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>