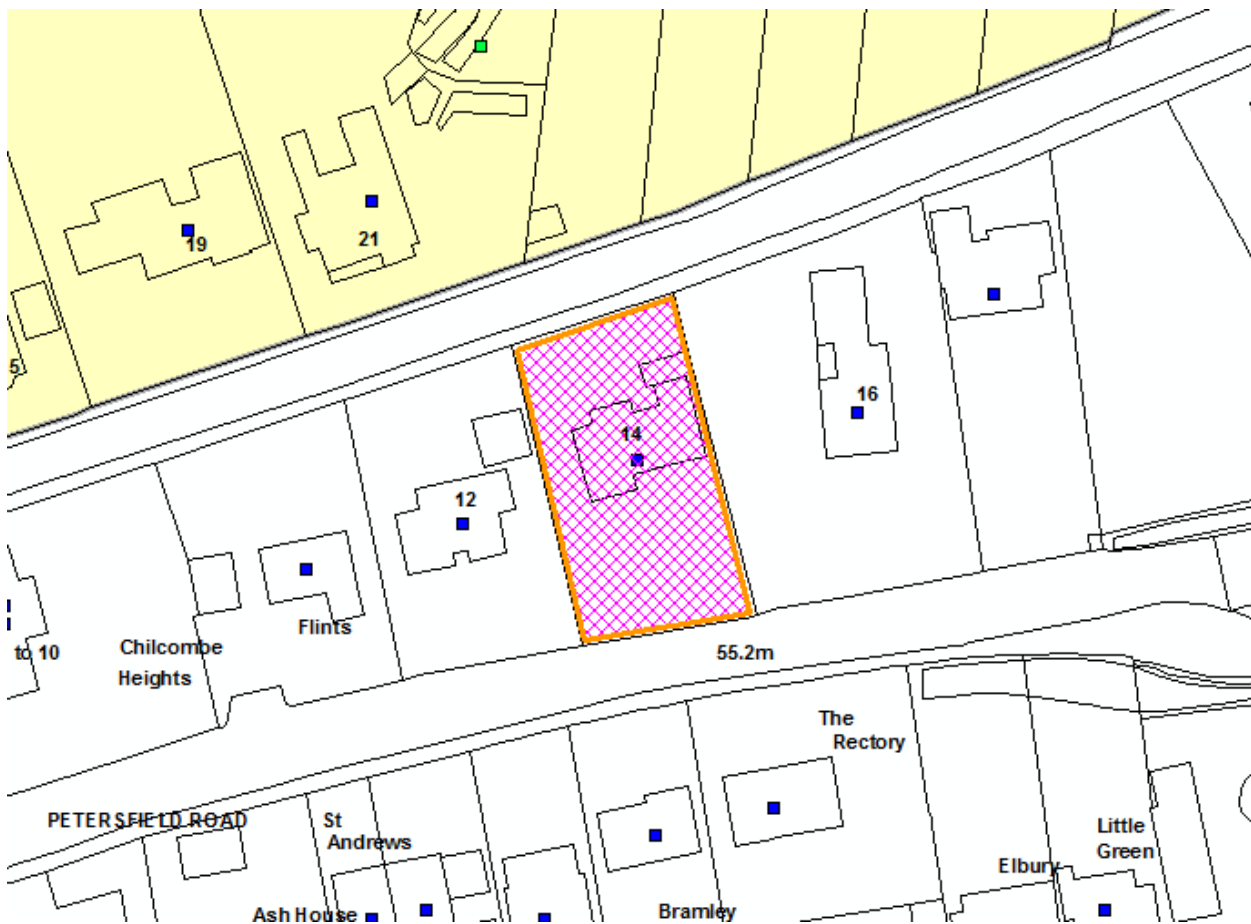


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 19/01963/FUL  
**Proposal Description:** 18/01091/HOU - Variation of Condition 2: Vertical Cladding: Heat Enhanced Timber Charcoal(Black) Windows and Doors RAL 7016  
Render: 4 Rend Granite (Light grey)  
the back of the Garage has been changed to brick and the fenestration to the west elevation has been changed to 3 vertical windows  
**Address:** 14 Quarry Road Winchester Hampshire SO23 0JG  
**Parish, or Ward if within Winchester City:** St Michael  
**Applicants Name:** Mr Warren Scarr  
**Case Officer:** Mrs Megan Osborn  
**Date Valid:** 11 September 2019  
**Recommendation:** Application Permitted

**Pre Application Advice: Yes**



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**General Comments**

**Application is reported to Committee as the number of objections, received 6.**

This application is an amendment to the previously approved application 18/01091/HOU for a Ground floor side extension, first floor extension and reroof. This application was permitted on the 22<sup>nd</sup> June 2018 with cream render to match the existing and timber cladding on the first floor to be either cedar, douglas fir or larch and would be unfinished so that it can weather naturally to a silver colour.

This application proposes to change the configuration of the windows on the western elevation and change the cream render to a Granite colour. The timber cladding will remain the same as previously approved.

**Site Description**

This is an existing detached dwelling located on the northern side of Quarry Road. The St Giles Hill Conservation Area starts on the other side of Quarry Road to the south. The site has considerable level changes, sloping down from Quarry Road to the bottom of the site on to Petersfield Road.

**Proposal**

The development consists of a two storey side extension and extension over existing garage to create additional habitable accommodation to the west side of the property. The applicant also intends to re roof the existing property in slate tiles.

The only changes to the already permitted application are the changes to the configuration of the windows on the western elevation and the change to the render from cream colour render to granite colour.

**Relevant Planning History**

91/01704/OLD - 2-Two storey side extensions. Two storey front extension, alterations to roof and provision of terrace and conservatory. Permitted 12th November 1991.

94/01262/OLD - Single storey front extension. Permitted 10th May 1994.

12/00423/FUL - (HOUSEHOLDER) Single garage to front; 1.5 storey front extension; front elevational alterations; two storey side extension; two storey rear extension; rear elevational alterations and basement conversion. PER 18th April 2012.

12/01278/FUL - (HOUSEHOLDER) (Amendment to permitted planning permission 12/00423/FUL ) for proposed single garage to front 1.5 storey front extension, front elevational alterations, three storey rear extension, rear elevational alterations and basement conversion. Permitted 31st July 2012.

13/00048/FUL - (HOUSEHOLDER) (Amendment to application to 12/01278/FUL) Proposed pitched roof over existing single garage. Permitted 12th March 2013.

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18/01091/HOU - Ground floor side extension, first floor extension and reroof. Permitted  
22nd June 2018.

**Consultations**

None

**Representations:**

City of Winchester Trust: The Trust has commented with 'no comment'

6 letters received objecting to the application for the following reasons:

- The change to the timber cladding to black is out of keeping with the character of the area when viewing this from Quarry Road and would be oppressive to the neighbouring properties.
- The change of render colour is unacceptable in relation to the character of the existing dwelling.

**Relevant Planning Policy:**

Winchester Local Plan Part 2  
DM15, DM16, DM17

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

Supplementary Planning Guidance  
Winchester – St Giles Hill Village Design Statement  
High Quality Places

Other Guidance  
National Design Guide 2019

**Planning Considerations**

Principle of development

The property is located within the development area of Winchester where the principle of any new development is acceptable.

Design/layout

There are no changes to the footprint of the building, however there are changes to the windows on the western elevation and changes to the render. Although the proposed render will not match the render in the existing dwelling, it is considered that this would not result in a harmful effect on the existing dwelling and therefore the proposed changes are acceptable in relation to the character of the existing building.

Impact on character of area and neighbouring property

The new render colour would be viewed from Quarry Road and the neighbouring dwelling to the west (12 Quarry Road), it is considered that the change proposed would not result

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in significant harm that would warrant the refusal of this application.

Other Matters

The application did originally state that black timber cladding was proposed at first floor, however this element has been withdrawn from this application.

**Recommendation**

Application Permitted subject to the following condition(s):

**Conditions**

01 The development hereby permitted shall be begun before the expiration of 22.06.2021.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The development hereby approved shall be constructed in accordance with the following plans: 1733\_P01 (Location Plan); 1733\_P02 Rev B (Proposed Site Plan); 1733\_P0\_04 Rev B (Proposed Ground Floor Plan); 1733\_P1\_04 Rev C (Proposed First Floor Plan); 1733\_E20 Rev D (Proposed Elevations 1); 1733\_E21 Rev D (Proposed Elevations 2); 1733\_E22 Rev A (Proposed Elevations 3).

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

03 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be Horizontal cladding: either cedar, douglas fir or larch unfinished to weather naturally to a silver colour, Windows and doors: RAL 7016, Render: K Rend Granite (light grey).

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

04 The proposed first floor window in the east facing elevation of the dwelling house shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and the window shall be fixed shut. The glazing shall thereafter be retained in this condition at all times.

04 Reason: To protect the amenity and privacy of the adjoining residential properties.

**Informatives:**

In accordance with paragraphs 186 and 187 of the NPPF, 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.

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

Winchester Local Plan Part 2: policies DM15, DM16, DM17 of Winchester Local Plan Part 2, St Giles Neighbourhood Design Statement

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. 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.

5. 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.

6. 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>

7. 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))

8. All bat species are protected under European Law within the E.C. Habitats Directive and under British law within the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981. The applicant is advised that should bats be present, works must stop and a Natural England European Protected Species licence may be required before recommencing.