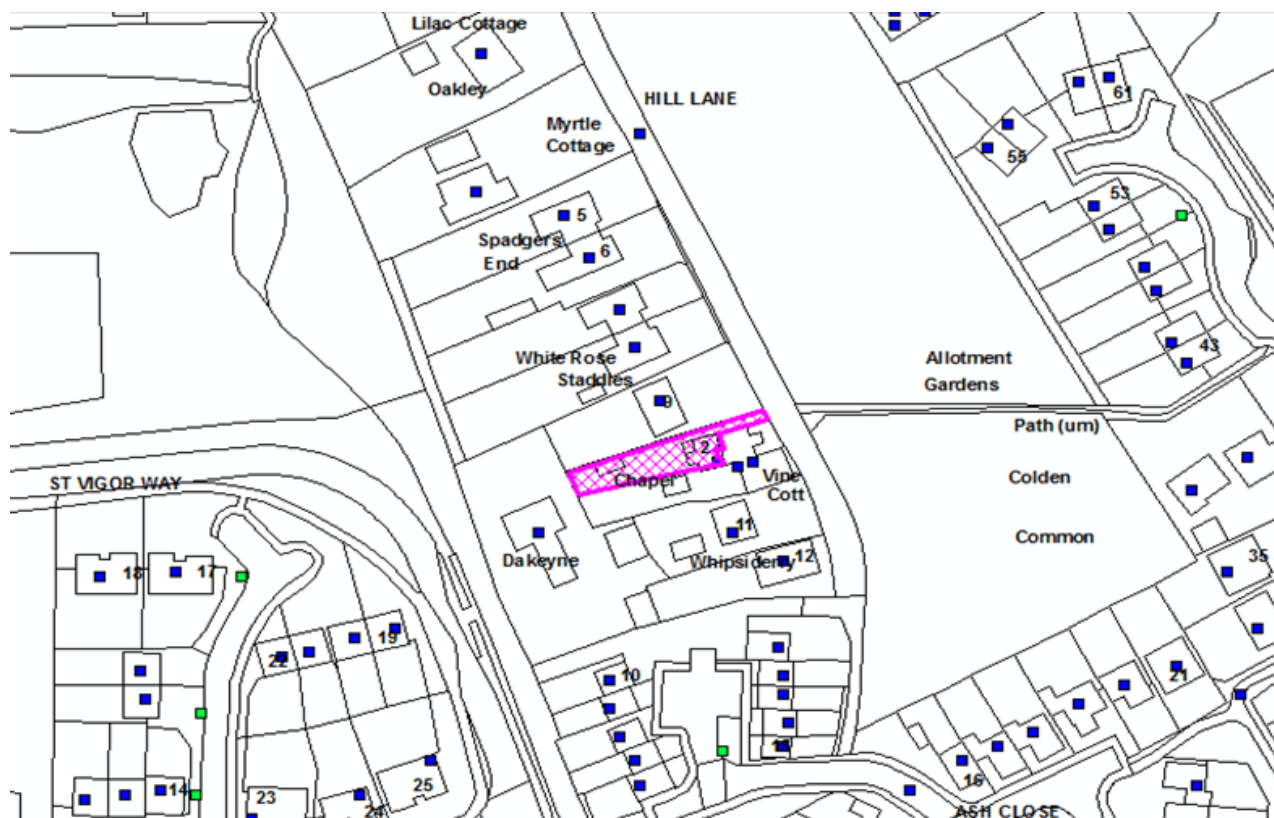


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 19/01900/HOU  
**Proposal Description:** Retrospective planning for alterations to existing garage by raising the roof  
**Address:** 2 Chapel Cottages Hill Lane Colden Common SO21 1RZ  
**Parish, or Ward if within Winchester City:** Colden Common  
**Applicants Name:** Mr & Mrs R Vidgen  
**Case Officer:** Cameron Finch  
**Date Valid:** 4 September 2019  
**Recommendation:** Application Permit

**Pre Application Advice:** No



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**General Comments**

This application is reported to committee as a result of the Colden Common Parish Council's request for application to be determined by Planning Committee, See Appendix 1.

**Site Description**

2 Chapel Cottages is a small single storey residential dwelling which sits to the rear of Vine cottage, a neighbouring property to which this dwelling is attached to. The property is located down Hill Lane, a small gravel tracked road. The dwelling is set within a narrow, modest sized plot and is accessed by a gravel access road which runs to the side of the dwelling and a garage attached to Vine Cottage. The existing outbuilding sits in the North West corner of the site adjacent to the Boundaries with 9 and 11 Hill Lane. The original outbuilding was of a concrete construction with a shallow sloping roof.

The site is bordered by neighbouring residential dwellings to the North, South and West. Boundary treatment along the side (North) and rear (West) is provided by close boarded timber fencing but is partially obscured by high level mature bushes and shrubs on the Northern boundary. The boundary to South is provided by a low level close boarded timber fence with low bushes and shrubs set in front, providing additional screening.

The ground level is flat with the site set on the same ground level as neighbouring properties. The area is residential in character with a variety of low density housing which has been added to over time. Much of the built form within the surrounding is characterised by external walls constructed of red brick with tiled roofs. The surrounding area is well landscaped with examples of tall shrubs, mature trees and allotments which sit to the East off of Hill Lane. Examples of outbuildings with a variety of roof forms, including pitched roofs, exist within the boundaries of other neighbouring properties and are clearly visible throughout the surrounding area.

**Proposal**

This proposal seeks consent for the retrospective alteration of the existing outbuilding located in the North West of the site. External alterations to the existing outbuilding include the addition of a pitched roof, facilitated by the raising of the existing roof. External walls of the property are clad in timber with the roof to be clad in black profiled Onduline sheet roofing. High level UPVC windows have been inserted in the East and West facing gable ends. The outbuilding is sited under half a meter away from the boundary with 9 Hill Lane to the North, approximately 1 metre away from the boundary with 11 Hill Lane to the West and approximately 3.5 metres from the boundary with Vine Cottage to the South. The garage is used for purposes incidental to the main dwelling house, providing storage for the applicant's tools and household items and a small domestic workshop.

It is noted that permission exists for a replacement outbuilding to the rear of the plot in a similar location to the current proposal which was granted through permission 18/01132/HOU and this is a material planning consideration.

The differences between the two buildings are:

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- Height: The eaves height of the approved outbuilding would measure approximately 2.25m while the total height would measure approximately 3.6m.
- Footprint: The gross external floorspace of the approved outbuilding would measure approximately 45.40sq m and would extend across the entirety of the rear of the site.
- Materials: The external walls of the approved outbuilding would be constructed facing brick on boundary facing walls with timber for the other elevations. The roof would utilise clay tiles to match the host dwelling.

**Relevant Planning History**

(18/01132/HOU) (PER) Single storey rear extension and replacement out building. Permission 29<sup>th</sup> June 2018. Works to commence this permission have not been undertaken.

**Consultations**

None

**Representations:**

Colden Common Parish Council

- Object as this application does not comply with the conditions of the original planning application (18/01132/HOU). The proposal would have a negative impact on neighbouring properties due to the use of unapproved materials, the increase in height of the roof and the addition of a window.
- Application considered again at subsequent planning meeting and objection to the material use and the height of the roof is maintained.

4 letters received objecting to the application for the following material planning reasons:

- The structure is substantially different to the previously approved outbuilding (18/01132/HOU). The roof and pitch is not as approved
- Materials are not those as approved on the previous application and are out of keeping with the house and surrounding neighbouring properties
- Windows in the gable ends of the garage overlook neighbouring properties and impact privacy.
- The height appears to be significantly higher than the 3.6 metres of the approved outbuilding and dominates the surrounding low structures. Garage is clearly visible from neighbouring properties
- The structure dominates the landscape and imposes on what was once an unobstructed backdrop of trees, detracting from the character of the area
- Shrubs have been removed on the boundary, making the garage more visible from neighbouring properties

**Relevant Planning Policy:**

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Winchester Local Plan Part 1 – Joint Core Strategy  
MTRA1

Winchester Local Plan Part 2 – Development Management and Site Allocations  
DM15, DM16, DM17

National Planning Policy Guidance/Statements:  
National Planning Policy Framework 2018

Supplementary Planning Guidance  
High Quality Places Supplementary Planning Document (SPD) 2015

## **Planning Considerations**

### Principle of development

The property is located within the settlement boundary and incidental buildings are generally acceptable, subject to there being no unacceptable adverse impact on the character and appearance of the area or neighbouring amenity.

### Design/layout

The alterations to the existing garage does not alter the size of the footprint of the original outbuilding; the gross external floor size remains 17.76 sq. metres and is not considered to result in excessive site coverage. By virtue of the proposals siting, scale and design, the outbuilding will remain subservient to the main dwelling and incidental in its use. The roof is dual-pitched, measuring approximately 2.3m high at the eaves and 3.74m high at the ridge height, representing an overall increase in height of approximately 1.75m from the lowest point of the original sloping roof. Whilst this is a clear increase in height when compared to the original building it is not considered to result in a building of height or scale that dominates the site. The ridge height remains lower than that of the host dwelling and the surrounding neighbours, ensuring it remains a secondary structure in the context of the area. The garage is single storey and is not of a size where a first floor could be constructed.

The outbuilding utilises a steep pitched roof covered with black corrugated Onduline. Pitched roofs are a common roof form within the immediate surrounding area being present on the host dwelling, neighbouring properties as well as other outbuildings visible within the street scene. The use of the pitched roof helps to relate the outbuilding to the character of surrounding properties and provides a clear visual link with the host dwelling. The black Onduline of the roof is a light weight material and does not appear too stark against surrounding properties which are mainly finished with plain dark clay tiles. The external walls have been clad in untreated timber replacing the plain concrete of the original outbuilding. The Western facing elevation has been painted black. It is considered to be a visually subservient material and will weather over time further helping the outbuilding settle into its surroundings. It is considered that the proposed development is in keeping with its context through the utilisation of design features and materials similar to that which exists on the host dwelling and surrounding area. The development is typical of that of a domestic outbuilding.

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It is noted that it is still possible for part of the previously approved development (18/01132/HOU) to be commenced in addition to this retrospective application. It is considered that the approved single storey rear extension could still be built out without overdeveloping the site and causing harm. It would not be possible for the approved outbuilding (18/01132/HOU) to be commenced without the demolition of the proposed retrospective scheme and therefore the two could not be implemented together.

Based upon the above assessment the proposed design and layout is considered acceptable and complies with policies DM15, DM16, DM17 of LPP2

Impact on character of surrounding area

The outbuilding is not highly visible from the public realm due to its position at the end of the access road to 2 Chapel Cottages. Screening provided by the built form of the residential properties fronting Hill Lane to the East ensure the proposed alterations to the garage will appear discreet when viewed from the public realm meaning there will be minimal intrusion or harm to the character of the street scene.

There is the opportunity to view the outbuilding when looking West up the access road to the property from Hill Lane however it does not appear as a dominant structure due to its distance from the road. The roof of the outbuilding can also be viewed to the South from an access road to several neighbouring properties. From this position the outbuilding is viewed as part of the wider roofscape of residential properties and outbuildings. As outlined previously, within the surrounding context there exist a large number of pitched roof forms to which this development complies. It is not considered that the material use makes the outbuilding stand out to the detriment of the character of the surrounding area. A visual relationship has been demonstrated between the outbuilding and the host dwelling and surrounding neighbours. Overall the proposed extension relates to the context of the surrounding area and does not introduce incongruous design features into the street scene.

Due to its close proximity to the host dwelling house and its link through the retained residential garden, it is not considered that the outbuilding could be easily separated from the main dwelling to form an independent dwelling. Notwithstanding this, a condition is recommended which ensures that the building is used for purposes incidental to the main dwelling house with no future use as a unit of independent living accommodation. Based on the above assessment, the proposal does not cause significant harm to the character or appearance of the host dwelling or surrounding area.

Based upon the above assessment the proposed design and layout is considered acceptable and complies with policies DM15, DM16 and DM17 of LPP2.

Impact on Neighbouring Amenities

11 Hill Lane sits to the West of the proposal site. The building line of No. 11 sits approximately 4.93m away from the boundary with proposal site which is defined by a close boarded timber fence. The outbuilding itself sits approximately 6.2m away from this neighbouring dwelling. As a result of the increase in height the Western gable end of the outbuilding is visible from this neighbouring property. It is considered that the outbuilding is set back far enough away from this dwelling that it is not overbearing on this property. Whilst the visible built form has increased it is not considered to be harmful to the outlook

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of this neighbour.

A high level window has been inserted in the two gable ends with the Western facing window directly addressing No.11. It is noted that the outbuilding is single storey and therefore the window cannot be accessed without the use of a step ladder. It is not considered that an overlooking impact would be sustained for a long period of time however it is accepted that the privacy of this neighbouring could be impacted by this window intermittently. An obscured film has been applied to this window removing the opportunity to overlook this neighbour. A condition (5) is recommended to ensure that the Western facing window is maintained in this condition in perpetuity permanently removing the potential for an overlooking impact from this window. The Eastern facing high level window does not address any neighbouring properties directly and instead is orientated to face the access road and the allotments beyond. It is not considered that the Eastern facing window would create an unacceptable overlooking impact leading to the loss of privacy of neighbouring properties.

The increase in height has meant that the outbuilding is visible from neighbouring properties to the North and the South. 9 Hill Lane sits to the North. The boundary with this property is defined by a close boarded timber fence with high level mature bushes and shrubs. The outbuilding sits adjacent to the boundary with this neighbour and the roof is visible from the rear garden. The presence of high level bushes provides screening of the outbuilding which softens the visual impact. Whilst it is acknowledged that the visible built form from this neighbour will increase, it is not of a size or scale that it is overbearing. Limited overshadowing of a small area of the rear garden may occur during the middle of the day in seasons when the sun is low however, it is not considered that that impact would be sustained over a long period of time nor would it impact key amenity space.

The Southern boundary of the proposal site is defined by a low close boarded wooden fence with shrubs and planting to the front. The outbuilding is visible from neighbouring dwellings to the rear however as it is set back approximately 3.9m from the boundary with the closest neighbour, it is considered this is enough to lead to an overbearing impact on any neighbours to the South. An overshadowing impact is unlikely due to the orientation of the outbuilding in relation to these neighbouring properties. Whilst it is recognised that the building is visible from neighbouring properties, it is not considered that it is unacceptably intrusive or overbearing to justify refusal in this case. It is noted that the previously approved outbuilding would only sit 14cm lower than the existing outbuilding and would also be highly visible from the surrounding neighbouring properties.

Based upon the above assessment it is considered that the development would not materially harm the residential amenities of the neighbouring properties to a degree that would justify a reason for refusal. On this basis the proposal is considered acceptable and complies with policy DM17 of LPP2.

**Recommendation**

Application Permitted subject to the following condition(s):

**Conditions**

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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 5 (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:

Proposed Garage Alterations received 04 September 2019 drawing no. 05\_

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 incidental 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 proposed window within the (West) rear elevation of the proposed outbuilding hereby approved, shall be glazed with glass, or treated with an opaque film, which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the Local Planning Authority. The window shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential property, 11 Hill Lane.

**Informatives:**

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 applicant.

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2.

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

Local Plan Part 1 - Joint Core Strategy: MTRA1,

Local Plan Part 2 – Development Management and Site Allocations: DM15, DM16, DM17

High Quality Places SPD (2015)

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.



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**Appendix 1**

## **Comments for Planning Application 19/01900/HOU**

### **Application Summary**

Application Number: 19/01900/HOU

Address: 2 Chapel Cottages Hill Lane Colden Common SO21 1RZ

Proposal: Retrospective planning for alterations to existing garage by raising the roof

Case Officer: Cameron Finch

### **Customer Details**

Name: Ms Clerk to the Parish Council

Address: Parish Office , Colden Common Community Centre, St Vigor Way, Colden Common,

Colden Common Winchester, Hampshire SO21 1UU

### **Comment Details**

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Parish Council objects to this application as it does not comply with the conditions that were contained in the original planning permission (18/01132/HOU).

Because it does not comply with the conditions it does not comply with policy DP3 as it has an adverse impact on neighbouring properties, due to the use of unapproved materials, the significant increase in height of the roof and the additional of a window. If the officer is minded to approve the application, we ask that the application is determined by the Planning Committee