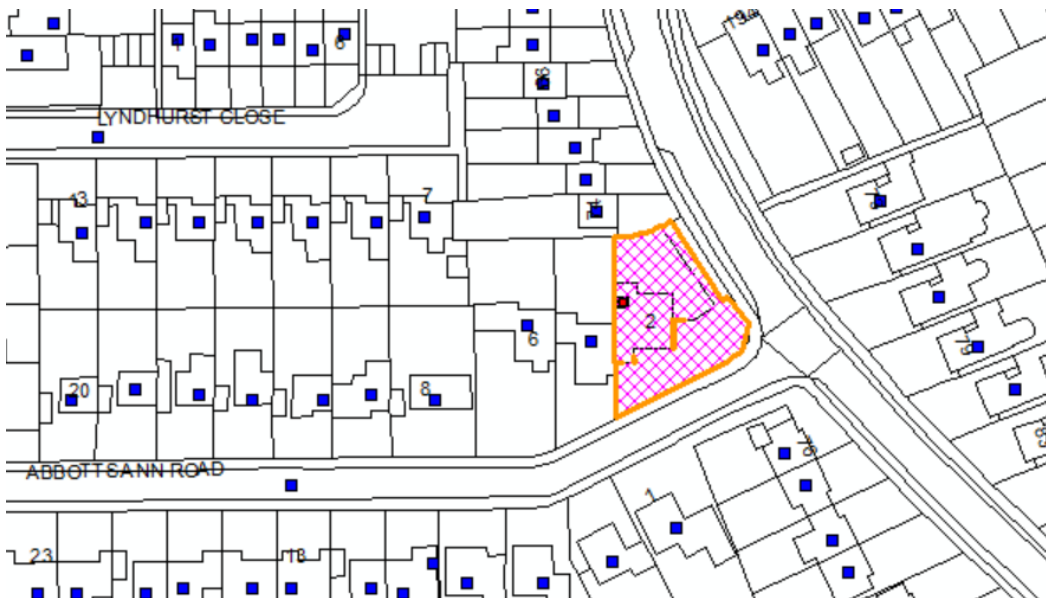


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PLANNING COMMITTEE

Case No: 25/00332/HOU
Proposal Description: Garage conversion with new replacement roof and single storey extension. Replacement windows. Erection of canopy to side of dwelling.
Address: 2 Abbots Ann Road Winchester Hampshire SO22 6ND
Parish, or Ward if within Winchester City: Littleton And Harestock
Applicants Name: Mr Yatin Patel
Case Officer: Charlotte Smith
Date Valid: 17 February 2025
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 25/00332/HOU](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission as it is considered that it will not harm the character of the area in accordance with Policies DM15 and DM16 of the LPP2 and would not have a detrimental effect on residential amenity in accordance with Policy DM17 of the LPP2.

General Comments

The application is reported to Committee due to a Councillor owning the property next door (No. 4 Abbotts Ann Road). The proposal directly affects their property as it involves work to the side wall of 4 Abbotts Ann Road.

The application 24/01568/HOU was permitted at Planning Committee on the 25th September 2024 at the same site. The proposed changes were considered too significant to be considered under a non-material minor amendment and so a full application was required.

Amendments to Plans Negotiated

None

Site Description

The proposal site is a corner plot link-detached residential dwelling in Harestock. There are unobstructed views from the public realm of Abbotts Ann Road and Priors Dean Road.

There is conformity between the proposal site and the surrounding dwellings on Abbotts Ann Road in the form of pitched roofs, with a single storey flat roof garage attached on the western side of the properties. The garages to the side of the properties create a visual gap between them at first floor level. This conformity does not extend to Priors Dean Road which are primarily bungalows, or beyond 8 and 9 Abbotts Ann Road, which are a mix of semi-detached and terraced properties. There is a minimal porch fronting the application property with white posts to the ground and a felt roof.

There is a dropped kerb fronting the property to allow access for the tarmac parking area at the front of the property.

Due to the orientation of the site, there is garden space to the south, east and north of the property. The site is on a slope, with the highest end being towards 20 Abbotts Ann Road and the lowest at the proposal site. The topography continues to slope downwards from Priors Dean Road towards the properties to the east of the site. The proposal site currently has an approximately 6ft high closeboard fence along the western boundary. There is also evidence of a brick wall underneath to build up the slope and retain the height of the fence surrounding the boundary. The back garden currently has a small shed and several decorative trees. There is a footpath along the western boundary of the property serving Priors Dean Road.

Proposal

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The proposal is for a garage conversion and single storey porch extension. The ground floor on the front elevation will have a window in place of the garage door, and a larger window to serve the hallway. The dwelling will have replacement windows and a canopy on the eastern elevation of the dwelling. A flat rooflight is also proposed for the kitchen ceiling.

The proposed materials are grey/green zinc cladding on the garage conversion and porch extension, with single ply membrane (EPDM) on the roof.

Relevant Planning History

24/01568/HOU

Garage conversion with new replacement roof and single storey front porch extension to incorporate photovoltaic panels in roof slope. Replacement windows. Erection of canopy to side of dwelling.

Permit – Committee Decision – 25/09/2024

Consultations

None

Representations:

Littleton and Harestock Parish Council

While the proposals are sufficiently modest regarding their footprint, the overall impact of this new application appears to be a retrograde step compared to the previous application that received approval.

The adverse impact on the street scene leads to the conclusion that this application should be refused, and the applicants should be encouraged to present a design that aligns better with the style of neighbouring housing.

Therefore, the Parish Council objects to the application.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2023)

2. Achieving sustainable development

4. Decision-making

8. Promoting healthy and safe communities

12. Achieving well-designed places

14. Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

- Climate change
- Consultation and pre-decision matters
- Design: process and tools
- Flood risk and coastal change
- Planning obligations
- Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

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- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design

Winchester District Local Plan Part 2 – Development Management and Site Allocations

- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.

Nature Emergency Declaration.

Statement of Community Involvement 2018 and 2020

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposal site is within the settlement boundary of Winchester where the principle of development is acceptable subject to compliance with the Development Plan and material planning considerations.

The principle of development is therefore acceptable.

The Emerging Local Plan, as now agreed by Full Council, has been submitted to the Secretary of State for examination and can be given appropriate and increasing weight in the assessment of development proposals in advance of examination and adoption.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

The property is one end of a group of three properties. There is a matching group of four on the opposite site of Abbots Ann Road. Each house has yellow facing brick, with a pitched roof and single garage. Additionally, there is always a tarmac driveway leading to the property. There are unobstructed views of the property from the public realm of Abbots Ann Road and Priors Dean Road. There is also a public footpath running alongside the property.

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There is evidence of variety in the built environment the immediate context, with no. 6 Abbotts Ann Road having added a pitched roof to the garage in 2001 and the group of four opposite being two detached dwellings and a set of semi-detached. There is variety in the porches that front the properties; No. 4 adopts a timber frame, No. 6 has a full porch extension (permitted in 2001), and simply designed felt roof porches are on Nos. 3, 5 and 7.

Further west of the development site, the style of development changes, with the only similarities being the pitched roof, two storey size and single attached side garage. On the opposite side of Abbotts Ann Road, the style adopts a 70s style with evenly spaces semi-detached blocks. This then reverts to the proposal application site design opposite Woodgreen Road.

To the east of the property are bungalows. These sit lower in the landscape and are again evenly spaced.

The design of the proposal is unusual in the local context; however, this does not mean it is harmful. The existing property is unusual itself in that the garage protrudes forward of the front elevation, rather than sitting behind it to give the illusion of a gap between properties. However, because the neighbouring property to the west No. 4, is set forward of No 2, the existing garage is not visually intrusive and the gap between properties is perceived to be retained.

The proposed materials are zinc cladding with aluminium windows. There is variety in the wider local context – with red brick facades being prevalent from Nos. 8 and 9 Abbotts Ann Road. Red timber cladding is also evident on Nos. 9 and 11 Abbotts Ann Road. Brown timber cladding is evident on Nos. 13 and 15 Abbotts Ann Road. Then Priors Dean Road has a mixture of cladding and green hanging tiles at first floor level almost entirely. It is therefore considered that whilst zinc cladding is unusual in the area, the local context offers an array of design detailing and materials and so would not be sufficient to warrant refusal.

Therefore, due to the siting, size and design of the proposal it will not have a harmful impact on the wider context of the area to the detriment of its character.

The proposal therefore complies with policies CP13 of the LPP1, DM15 and DM16 of the LPP2.

Development affecting the South Downs National Park

The application site is located 2.17km from the South Downs National Park

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Due to the distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

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In conclusion therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

No Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

Neighbouring amenity

The nearest neighbouring property is no. 4 Abbotts Ann Road, which is attached to the proposal site on the western boundary. There is also 74 Priors Dean Road immediately to the rear of the property on the northern boundary. Additionally, there are several bungalows (Nos. 73, 75, and 77 Priors Dean Road) on the opposite site of Priors Dean Road.

Due to the topography of the local area, the proposal site sits lower in the landscape than no. 4 Abbotts Ann Road. It is also set back from the road and the frontage of No. 4. This is not proposed to change.

The front extension itself projects 2.1m from the existing frontage, however, does not extend beyond the current garage which protrudes approximately 3.1m from the main front elevation of the property. This is therefore not considered to impact the residential amenity of no. 4 Abbotts Ann Road and the distance is too significant from the surrounding neighbours to have a noticeable effect.

The addition of the canopy on the eastern side is considered to have little to no impact on the neighbours. It is largely shielded by a 6ft fence and only the flat roof will be visible from the public realm. The canopy will extend from the property out to the western boundary – however, it is completely shielded by the western elevation of the property so does not affect the property on the east. Furthermore, the distance between the proposal site and the neighbours to the west is significant and therefore this aspect of the proposal is not impactful. The most likely neighbour to be affected would be no. 74 Priors Dean Road. However, there is an existing canopy on the rear elevation and no concerns have been raised regarding this.

The new windows and rooflight on the kitchen are not impactful to the neighbours. The new windows are only replacements and would be permitted development. The rooflight on the kitchen ceiling does not increase overlooking and so is acceptable in planning terms.

The addition of the window on the east elevation on the ground floor is to allow light into the w.c. This is a minor change and due to the distance from the nearest directional neighbour (circa 39m) is not considered to result in any overlooking.

Therefore, the proposal complies with policy DM17 of the LPP2 as the development does not have a significant impact on the residential amenity of neighbouring properties.

Sustainable Transport

The proposal has existing off-road parking for up to three vehicles. There is no new or altered access being proposed onto Abbotts Ann Road to consider within this application.

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The parking provision will also be lessened by the conversion of the garage; there remains sufficient parking for 3 cars fronting the property.

The means of access remains the same – a dropped kerb at the boundary to the south of the site.

There are therefore no highway implications arising from this application and the proposal complies with policy DM18 of LPP2.

Ecology and Biodiversity

The proposal will have no impact on ecology as it is not development within, bordering or in close proximity to a Nationally Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) or is not overnight accommodation affecting Nitrates. Due to the minor nature of the proposed works it will have no impact on biodiversity within the vicinity of the site.

Sustainability

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 expects new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. Condition X secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

The site is not a new residential development and so does not have to achieve Level 5.

Whilst the proposal is not required to achieve Level 5, it should be noted that the application uses zinc cladding. This material is fully recyclable and requires less energy to produce – therefore making it a sustainable and environmentally conscious choice.

Sustainable Drainage

The site is within Flood Zone 1 and has a low probability of flooding from rivers and the sea. There is a low risk of surface water flooding (between 0.1% and 1% chance each year), so there was no requirement to obtain a flood risk assessment. The proposal will have no impact on drainage because the site has existing residential use. Therefore, the proposal complies with policy DM17 of LPP2.

Trees

Policy DM24 of the LPP2 allows development which does not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, ground flora and the space required to support them in the long term.

The application site and surrounding area does not contain any trees.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be

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addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

The proposal development will result in changes and additions to the dwelling which are not considered to result in material harm to the local context or neighbouring amenity. It has been assessed in consideration of the following planning policies: CP11 and CP13 of the LPP1 and DM15, DM16, DM17 and DM18 of the LPP2 and High Quality Places SPD and is acceptable.

The proposal accords with the NPPF and Development Plan policies of the Local Plan Part 1 and 2, and does not raise any material matters of sufficient weight to outweigh it or that would weigh against the granting of planning permission.

Recommendation

Permit subject to the following conditions:

Conditions

1. 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).

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

- The Location Plan – drawing number 209/LOC
- Block Plan – drawing number 209/BLK Revision A
- Proposed Elevations – drawing number 209/102 Revision B
- Proposed Floor Plans – drawing number 209/101 Revision B

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 on the associated application form.

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

Informatives:

1. In accordance with paragraph 38 of the NPPF (December 2024), 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: CP11, CP13
- Local Plan Part 2 - Development Management and Site Allocations: DM15, DM16, DM17, DM18

3. 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.

4. 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.

5. Biodiversity Net Gain Informative for applications exempt from BNG

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements (as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024) are considered to apply as follows:

- The Development is for a householder application

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 Practice

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

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)