

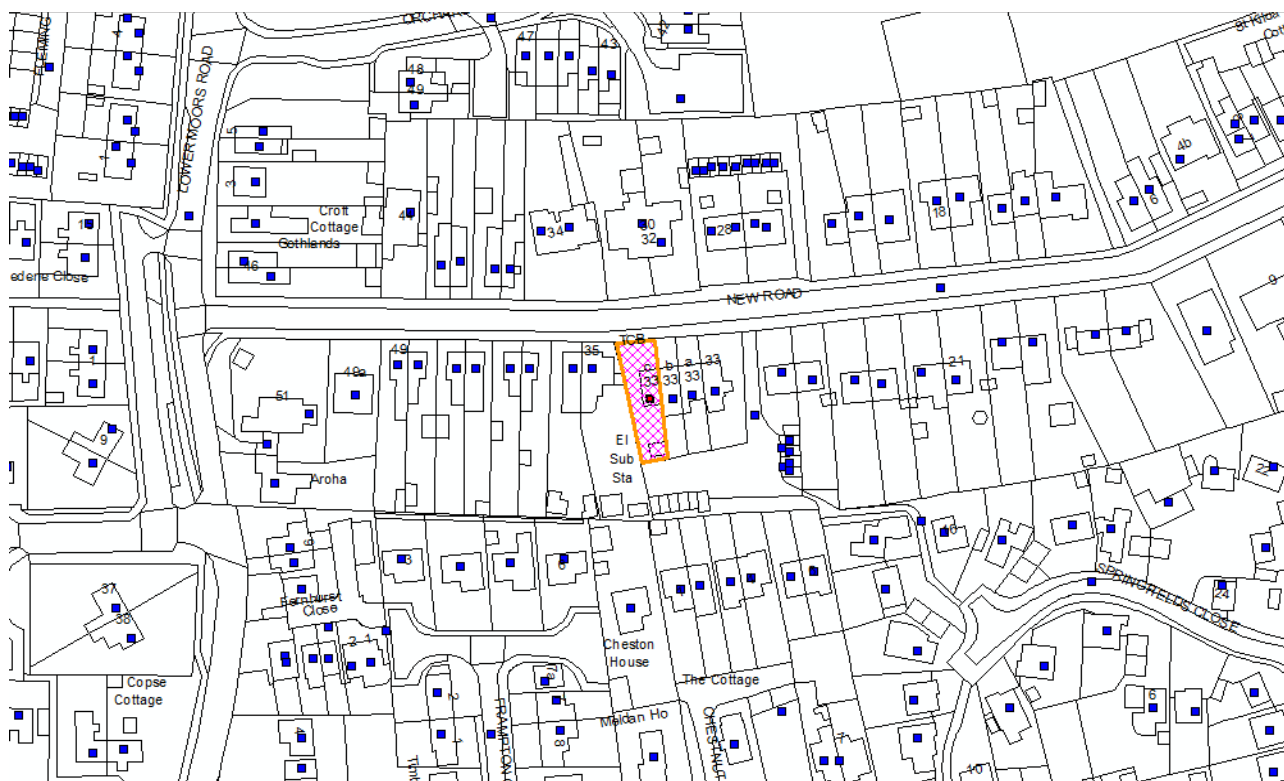
**WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE**

**Case No:** 25/00632/HOU  
**Proposal Description:** Single storey front/side extension.  
**Address:** 33C New Road, Colden Common, Winchester, Hampshire, SO21 1RU  
**Parish, or Ward if within Winchester City:** Colden Common Parish Council  
**Applicants Name:** Mr & Mrs S Morea  
**Case Officer:** Ethan Townsend  
**Date Valid:** 24 March 2025  
**Recommendation:** Permit  
**Pre-Application Advice:** No

**Link to Planning Documents**

Link to page – enter in reference number 25/00632/HOU

<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 have an impact on the character of the area, in accordance with Policies DM15 and DM16 of the LLP2 and would not harm neighbouring residential amenity, in accordance with policy DM17 of the LPP2.

**General Comments**

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The application is reported to Committee as the applicant is a member of staff.

**Amendments to Plans Negotiated**

None

**Site Description**

33c New Road, is a semi-detached mixed brick and red/brown interlocking tiled dwelling. The dwelling has garden space to the front, side and rear. The site lies on the southern side of New Road, a residential street within the settlement of Colden Common.

**Proposal**

The proposal seeks to erect a single-storey side extension to the property. The front wall of the extension would run flush with the principal elevation of the property. It would be 3.2 metres in width and 2.9 metres in depth. It would be linked to the existing single-storey side element (utility room). The extension would be comprised of matching brickwork and roof tiles. It would have a pitched roof, with an eaves height of 2.4 metres and ridge height of 3.4 metres.

**Relevant Planning History**

None relevant.

**Consultations**

Service Lead – Sustainability and Natural Environment (Ecology) –

- No objection, recommend informative.

**Representations:**

Colden Common Parish Council: No objection

No third party representations received.

**Relevant Government Planning Policy and Guidance**

National Planning Policy Framework (December 2024)

- Section 2 Achieving Sustainable development
- Section 4 Decision Making
- Section 8 Promoting healthy and safe communities
- Section 12 Achieving well designed places

National Planning Practice Guidance

- Public Consultation
- Determining a Planning Application
- Climate Change
- Consultation and Pre-Decision Matters

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- Design: Process and Tools
- Use of Planning Conditions

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

- DS1 – Development Strategy & Principles
- CP13 – High Quality Design
- CP16 – Biodiversity
- CP17 – Flooding, Flood Risk and the Water Environment

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

- DM1 – Location of Development
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Residential Parking Standards 2009

Colden Common Village Design Statement 2022

Other relevant documents

Winchester District Local Plan 2020-2040: Examination in Progress

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) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is within the defined settlement boundary of Colden Common where the principle of development is acceptable subject to compliance with the Development Plan and material planning considerations.

**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**

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The Colden Common Village Design Statement (2022) identifies that New Road does not have a dominant style. There is a variety of architecture including small rows of red brick Victorian villas, bungalows and houses-built pre-WWII and in the early post-war period, and more recent infill developments. Whilst there is variety in materials, tile and red brick is often typical of the area.

Paragraph 131 of the NPPF (2024) identifies that good design is a key aspect of sustainable development, as it creates better places in which to live and work and helps make development acceptable to communities. Paragraph 139 of the NPPF (2024) states that significant weight should be given to development which reflects local design policies and government guidance on design, and supplementary planning documents such as design guides and codes. The High-Quality Places SPD (2015) provides design guidance for side extensions. Paragraph 8.11 sets out that setting side extensions back from the front elevation is generally important in ensuring a successful relationship with the host building, whilst keeping the height below that of the existing building is similarly important. In this instance, the extension would run flush with the front wall, and therefore, there is no set back, however, it is considered that the modest height, scale, and appropriate roof form ensure that this extension is sufficiently subservient and proportionate to the main dwellinghouse.

The extension would diminish the gap between the application dwelling and number 35 to the west. Along this road, there are gaps present. Side extensions within this location must be carefully considered to ensure that the sense of openness is not diminished through a terracing effect. In this instance, the extension would extend 3.2 metres towards the side boundary, retaining a 1.3 metre gap to the boundary. Due to the modest height of the extension, and the retained gap, it is not considered that the reduced gap would be demonstrably harmful to the street scene.

The proposed extension would be visible from New Road. From New Road, the extension would appear as a subservient addition to the dwelling. It would utilise matching materials, which would ensure that it would successfully blend with the host dwelling. Similarly, its pitched roof form and overall design reflects that of the existing property, and its attached neighbouring property (no. 33b). Therefore, due to its modest size, subservient appearance, and appropriate design and materials, the extension is not considered to result in any harm to the character and appearance of the street scene.

In conclusion, the proposal is considered to be of an appropriate design and scale. It would appear proportionate to the host property. The proposal would comply with the requirements of policies DM15 and DM16 of LPP2 and Section 12 of the NPPF.

### **Development affecting the South Downs National Park**

The application site is located approximately 315 metres 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 189 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

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heritage are also important considerations and should be given great weight in National Parks.

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

In conclusion therefore, the development will not affect the setting of 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**

Paragraph 135 (f) of the NPPF (2024) requires development to have a high standard of amenity for future and existing users. Furthermore, policy DM17 of the LPP2 seeks for development to provide sufficient amenity and not have unacceptable adverse impacts on adjoining land.

The site is in residential surrounds. Number 35, to the west, would be located nearest to the proposed development. To the east of the site lies 33b, which would be unaffected by the development due to the positioning of the extension and the existing built form.

The development would be visible from the front gardens of numbers 30, 32 and 34 New Road (located on the opposite side of the road), however, due to the distance from these neighbouring properties, no adverse impact is identified.

The extension would extend 3.2 metres from the western elevation. It would have a pitched roof, with an eaves height of 2.4 metres and ridge height of 3.4 metres. There would be a 1-1.3 metre gap between the extension and the western boundary of the site. The extension would be visible from Number 35 to the west. The pitched roof form and modest eaves and ridge height in conjunction with this modest set back from the boundary would ensure that the extension would not produce an adverse overbearing or overshadowing impact upon this neighbour. A window is positioned in the front elevation, and this would therefore, due to its outlook, it would not produce any harmful overlooking impact on this neighbour.

Therefore, it is considered that neighbouring amenity would be suitably retained. The proposal would comply with Section 12 of the NPPF (2024) and policy DM17 of the LPP2.

### **Sustainable Transport**

The proposal is modest in scale, and it would not involve an increase in the number of bedrooms at the property. Therefore, engagement with the Residential Parking Standards (2009) is not required.

The local planning authority is satisfied that the development is not likely to result in a material increase or change in the volume or character of traffic entering or leaving a  
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highway. It is therefore concluded that there are no highway reasons to refuse the application, and it is also considered to comply with policy DM18 of LPP2.

### **Ecology and Biodiversity**

The proposal will have no impact as it is not development within, bordering or in close proximity to a Nationally Protected Site (i.e. the River Itchen SAC, the Solent SAC, SPAs or Ramsar Sites) and is not overnight accommodation requiring Nitrates mitigation.

Due to the nature of the development and the distance between the application site and the Nationally Protected Site of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

HBIC and WCC ecological databases have been reviewed and there are records of bats within the local area. The biodiversity checklist identifies that the proposal would not impact upon any features which are common for hosting bats (protected species). The proposal does not impact upon the main roof of the dwellinghouse. Given the modest scale of the proposal, the results of the biodiversity checklist and the fact that the proposal would not impact upon common roosting features, further ecological surveys were not deemed necessary. An informative has been added to remind the applicant of their responsibility in the unlikely event that a bat is found on site. The Authority's Ecologist has been consulted, and they are supportive of this approach.

The proposed development is small in scale and would not impact upon any features which are common for hosting biodiversity. Therefore, the proposal would be in compliance with Section 16 of the NPPF (2024) and policy CP16 of LPP1.

### **Sustainability**

Policy CP11 does not apply to extensions, however the development would need to comply with building regulations.

### **Sustainable Drainage**

The Environment Agency's flood maps have been reviewed, and the site lies within Flood Zone 1, and therefore it has a very low risk of flooding. Furthermore, the site has a very low risk of surface water flooding. Due to the modest size of the extension, an adverse impact upon surface water flooding is unlikely. Therefore, the proposal complies with policy CP17 of LPP1.

### **Trees**

There are no protected trees on site nor are there any high value amenity trees. There is hedging and planting on site, but they are domestic in scale and appearance and not of any wider amenity value. The existing hedging and planting are unlikely to be impacted by the proposal. The proposal will therefore comply with policy DM24.

### **Equality**

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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 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 proposed development is proportionate in size to the main dwellinghouse, it is well designed and respects the character and appearance of the property. The proposal is not considered to have a harmful impact upon the character and appearance of the area, nor would it result in any material planning harm to neighbouring properties' residential amenity.

The proposal would comply with Policies DS1, CP13 and CP16 of the Local Plan Part 1 (2013) DM1, DM15, DM16, DM17, DM18 and DM24 of the Local Plan Part 2 (2017), Sections 12 and 16 of the NPPF (2024) and the High-Quality Places SPD.

### **Recommendation**

Application Permitted subject to the following conditions:

#### **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 development hereby approved shall be constructed in accordance with the following plans received:

- Proposed Alterations, drwg no. 01 Revision B, received 24/03/2025

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 those as detailed in the Materials section of the associated application forms and also as indicated within the permitted drawings.

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

#### **Informatives:**

1. In accordance with 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:

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- 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 the agent was updated with the progress of the application.

2. This permission is granted for the following reasons: The development is in accordance with the Policies and Proposals of the Development Plan set out below, 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.
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. 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 Considerate Practise <https://www.ccscheme.org.uk/resources/the-code-of-considerate-practise/>
6. 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)) <https://www.winchester.gov.uk/building-control>
7. 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.
8. In order to promote biodiversity, please consider the installation of erecting appropriate bat/bird roosting/nesting provision after completion of the proposal. For

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further advice, please refer to <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes> or <https://www.rspb.org.uk/birds-and-wildlife/helping-birds-and-wildlife>.