

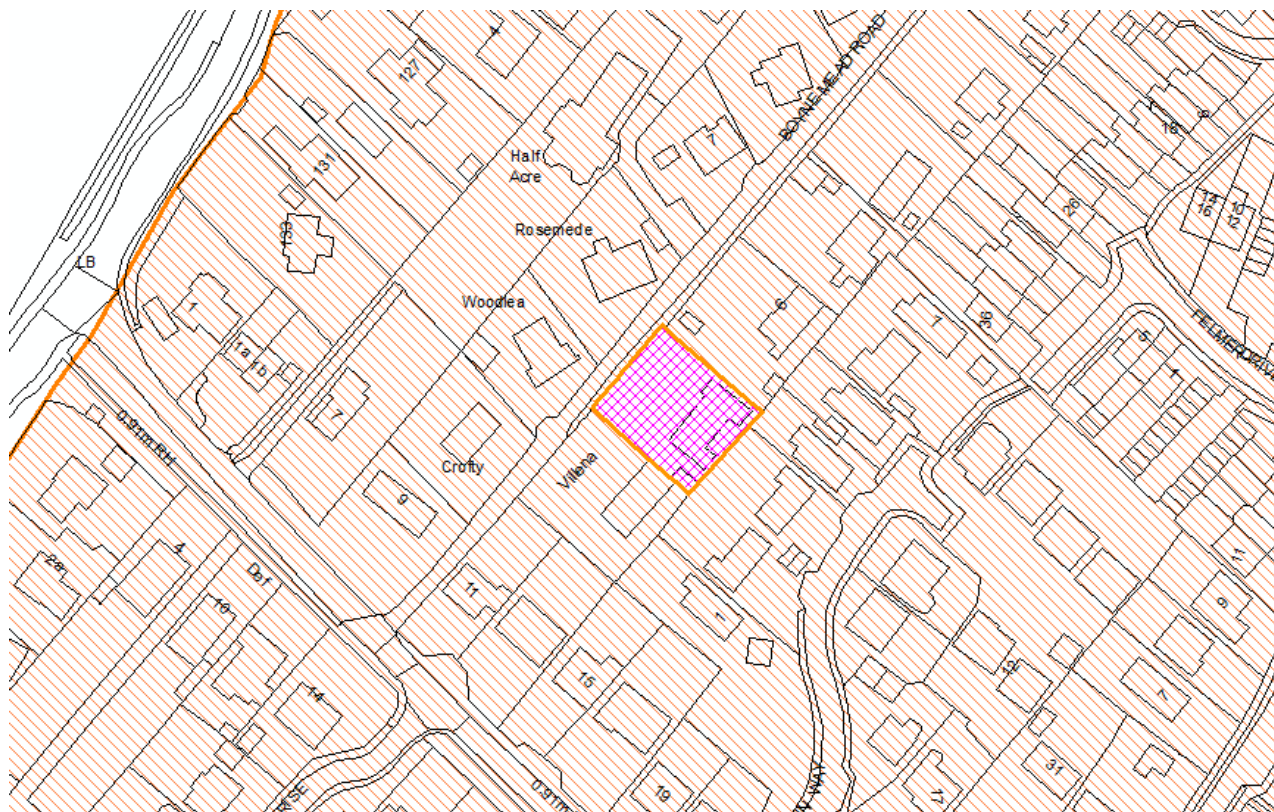
WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 25/00542/HOU
Proposal Description: Loft conversion with extended roof infill and front and rear dormer windows
Address: Iona 4 Boyne Mead Road Kings Worthy Winchester Hampshire
Parish, or Ward if within Winchester City: Kings Worthy Parish Council
Applicants Name: Mr Marc Woodcock
Case Officer: Charlotte Smith
Date Valid: 17 March 2025
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 25/00542/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 have a positive impact on the character of the area in accordance with Policies DM15 and DM16 of the LPP2 and would not harm neighbouring residential amenity in accordance with policy DM17 of the LPP2

General Comments

The application is reported to Committee due to the number of Objections received contrary to the Officer's recommendation.

Amendments to Plans Negotiated

None

Site Description

The application site is a detached residential bungalow. On site, there is also a detached outbuilding. The site is accessed from Boyne Mead Road and has ample gravel parking. The property sits close to the rear of the site with an extensive front garden between the property and Boyne Mead Road.

At the rear of the site is an approximately 8ft closeboard fence, which is on top of an approximately 2ft high concrete step. Along both sides is a dense, evergreen hedge. To the front of the site is a post and rail fence, with several bushes offering some screening from Boyne Mead Road.

The host dwelling sits close to the rear of the site. The ground then slopes upwards to Nos. 2, 3 and 4 Lynn Way abutting the rear boundary. No. 3 Lynn Way is approximately 17m from the aspect of the site proposed for change. There are further bungalows to the north, west and south of the application site.

Proposal

The application is for three dormer windows on the front elevation – two of these are 2.7m wide and 1.3m tall, the central is 2.1m wide and 1.3m tall - an extension of the roof ridge measuring 3.7m in width and 1.5m in height, and a box dormer (measuring 9m in width and 2.2m in height) to the rear of the site.

Three small windows are proposed for the rear dormer.

Relevant Planning History

10/02484/FUL: Single storey extension; front porch and bay window
Application Permitted 30/12/2010

11/00644/FUL: Single storey side and rear extensions and new porch
Application Permitted 18/05/2011

15/01644/FUL: Erection of decking platform for extended seating area and lower decking
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in front of house. (RETROSPECTIVE)
Application Permitted 18/09/2015

Consultations

Service Lead – Sustainability and Natural Environment (Ecology)

- No Concerns.

Representations:

Councillors – Steve Cramoysan, The Worthys

The primary concern I have with this planning application is the loss of privacy for neighbouring residents in Lynn Way into their back gardens and the living rooms at the back of their properties.

Please can you pay special attention to the distance between the windows in the dormer in the proposed plan, and the private spaces in the back gardens and living rooms in 2 through to 5 Lynn Way - and any others that might be affected.

Kings Worthy Parish Council

The Parish Council wish to object to this application on the grounds of loss of amenity to the neighbouring property in Lynne Way.

6 Objecting Representations received from different addresses within the District citing the following material planning reasons:

Character of area

- Damage to character and appearance of area
- Overdevelopment

Residential Amenity

- Overbearing
- Loss of privacy
- Loss of light
- Loss of amenity
- Mental health (impacted by overlooking).

Transport

- The presence of building contractors and delivery vehicles.

Many of the objections discuss a refusal of permission in 2010. However, this is not the case. The 2010 permission 10/02484/FUL originally sought the infill of the roofline along with the permitted extension. Amended plans were submitted on the 17th November 2010 during the process which stepped the ridgeline down – these were accepted and were later approved. There was therefore no refusal decision made on this property at that time.

Use class – If this use of the property was to be altered to a B&B, this would be subject to a separate permission. However, as this is not proposed and the application is for a

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simple property extension, this has not been considered.

An objection referred to the unique views enjoyed. Right to a view is not a planning consideration.

A 7th Objection was received which was from out of the District and has therefore not been considered.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2023)

- 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
- Determining a planning application
- Flood risk and coastal change
- Planning obligations
- Travel Plans, Transport Assessments and Statements
- 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 Policy
- DM20 – Development and Noise

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

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

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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 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.

The proposal site is within the settlement boundary of Kings Worthy 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.

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 visible from the public realm of Boyne Mead Road.

Most of the surrounding dwellings are bungalows, particularly along the south-eastern side of the road. There is more variation in size on the north-western side of the road. Many of these have been extended and altered historically, with dormers added to the front, sides and rear. This has resulted in an eclectic mix of design detailing along Boyne Mead Road. The application is therefore contextually appropriate to the local area.

There is a significant slope from Lynn Way down towards the application site; this then continues down towards Springvale Road - this is quite steep and so 3 Lynn Way looks onto the roofline of the application site. Additionally, there is an intersecting slope from the top end of Boyne Mead Road towards Nations Hill which is considerably more gentle.

The pattern of development in the area is of properties in relatively large plots but with large footprints so that a number of the buildings are in close proximity to boundaries. The host dwelling sits towards the rear of the application site.

The scale of the proposal is minor, with a limited overall increase to the size of the property. The application does not result in the ridgeline being raised, but extended across. The proposed front dormers are appropriate in scale and design. The rear dormer will have no impact on views from the public realm.

The plot is considered to be large enough to accommodate the increase without the application site appearing cramped. The proposal is therefore not considered to be overdevelopment of the site and will not result in any significant visual impact.

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There is an unusual amount of variety to the materials presented in the local context – meaning that the proposed materials for this application, whilst not wholly matching the existing dwelling, will not result in the site being inappropriate to the area.

Overall, the proposals are considered to be acceptable in this context and the application complies with CP13 of the LPP1, DM15 and DM16 of the LPP2.

Development affecting the South Downs National Park

The application site is located 0.6km 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.

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

No. 3 Lynn Way is the most directly affected by the proposal with respect to DM17.

There is 17m from the proposed rear dormer to the dwelling at No. 3 Lynn Way, and approximately 12m from the rear boundary of the site and the conservatory on the rear of No. 3 Lynn Way. There is no increase in ridge height beyond the small extension to the ridgeline to the side – the proposal is therefore not considered to be overbearing.

A site visit was performed for nos. 3 and 4 Lynn Way at the rear to assess the potential impact. It was noted that, due to the significant level change from Lynn Way down to Boyne Mead Road, the ground floor of no. 3 Lynn Way looks directly at the ridgeline of the host property. While the proposed rear dormer contains three small windows, these are proposed to serve a staircase, landing and shower. As such they will be top-hung and obscure glazed to Pilkington Level 4. In these circumstances, they would not allow views out towards No 3 Lynn Way or other properties to the rear. Condition 4 has been added to ensure that the windows are constructed and maintained in this condition. Therefore, while there might be the perception of overlooking arising from these windows, it is not considered that they would result in any unacceptable loss of privacy.

A concern was also raised with regards to potential loss of light. However, the orientation of the site and surrounding dwellings, the differing levels of the sites, as well as the

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trajectory of the sun, means that this harm would not be significant enough to warrant refusal.

A concern was raised in an objection with regards to the vehicles of building contractors and deliveries. This is addressed in Informative 5.

However, Condition 5 has also been added which requires the submission of a Construction Management Plan (CMP) prior to the commencement of the development. This will ensure the parking and turning of delivery and construction vehicles will not negatively impact neighbouring amenity.

The proposal therefore complies with DM17 of the LPP2.

Sustainable Transport

The application site has existing off-road parking for four vehicles. There is no new or altered access being proposed onto Boyne Mead Road to consider within this application.

There are no highway implications arising from this application and the proposal therefore complies 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. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) or is not overnight accommodation affecting Nitrates.

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.

The presence of a protected species is a material consideration when a Planning Authority is considering a development that, if implemented, would be likely to result in harm to the species or its habitat. European protected species (EPS) have full protection under The Conservation of Habitats and Species Regulations 2017. It is an offence to deliberately capture, injure or kill, or deliberately disturb EPS.

In this instance, a consultation was undertaken with WCC's Ecologist. It was confirmed that no bat surveys were required as the roof and soffits were in good condition with no gaps that could form a habitat. Informative 8 has been included to ensure that if any protected species are discovered on site, works cease immediately.

Therefore, the proposal complies with policy CP16 of the LPP1.

Sustainability

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

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.

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The application site and surrounding area does not contain any significant, mature 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 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 and acceptable in design. It will not 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 and DM18 of the Local Plan Part 2 (2017), Sections 12 and 16 of the NPPF (2024) and the High-Quality Places SPD.

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:

Block Plan of the Site - Drawing Number 01

Proposed Ground Floor and First Floor Plans - Drawing Number 04

Proposed Roof Plan - Drawing Number 05

Proposed Elevations - Drawing Number 06

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.

4. The three windows on the rear dormer hereby permitted shall be glazed with obscure glass which achieves an obscurity level at least equivalent to Pilkington Obscure Glass

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Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

5. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved by the Local Planning Authority, to include details of:

- i. parking and turning of operative, construction and visitor vehicles
- ii. deliveries, loading and unloading of plant and materials
- iii. storage of plant and materials

The approved details shall be implemented and adhered to during the construction period.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features.

Informatives:

1. In accordance with paragraph 39 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.

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

- Local Plan Part 1 - Joint Core Strategy: DS1, CP13, CP16
- Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17 and DM18

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.

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. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.

<https://www.winchester.gov.uk/environment/pollution/construction-sites>

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

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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 Practice <https://www.considerateconstructors.com/resources/the-code-of-considerate-practice/>

6. 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

7. 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-ofconsideratepractice>

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)

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 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). 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.