

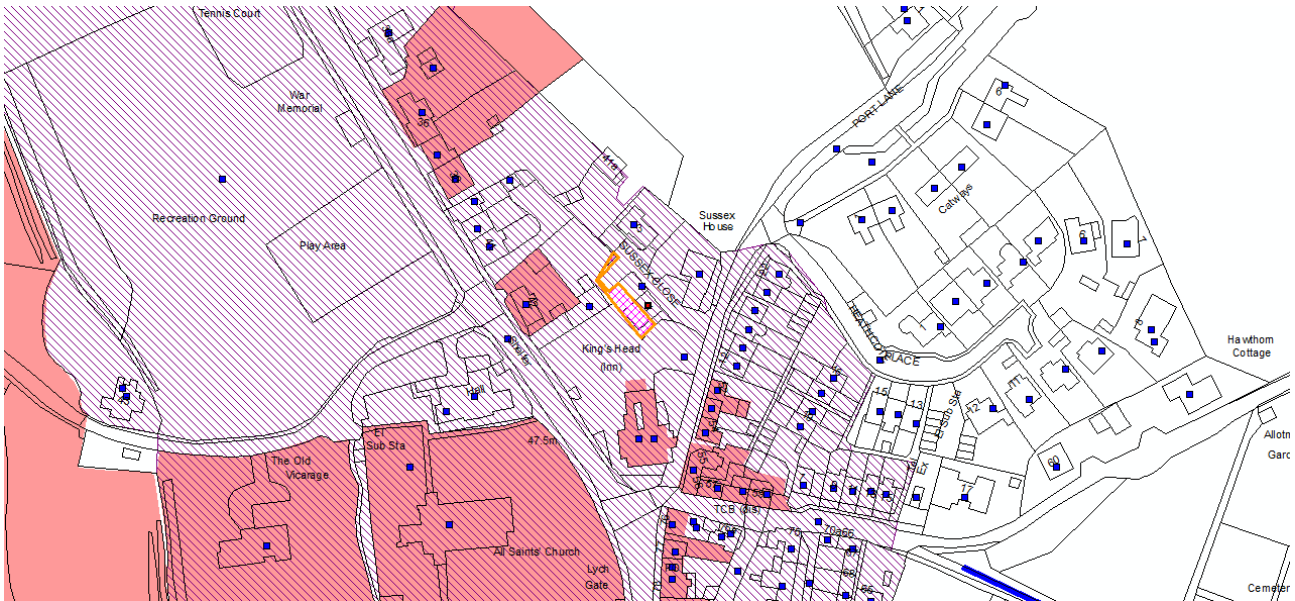
WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 25/01003/HOU  
**Proposal Description:** Single storey rear extension (amended plans)  
**Address:** 1 Sussex Close Hursley Winchester Hampshire SO21 2JQ  
**Parish:** Hursley  
**Applicants Name:** Mr Bentley  
**Case Officer:** Matthew Rutledge  
**Date Valid:** 20 May 2025  
**Recommendation:** Approve with conditions  
**Pre Application Advice** No

### Link to Planning Documents

[Link to page – enter in reference number 25/01003/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 does not have a harmful 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 LPP2. In addition, the development would preserve the character of the Conservation Area in accordance with policy DM27 of the LPP2, Section 16 of the NPPF, and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act.

### General Comments

Ward Councillor Adrian Brophy has requested for the application to be determined by Planning Committee, based upon material planning considerations as shown in Appendix 1.

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**Amendments to Plans Negotiated**

The original plans submitted showed a flat roof rear extension that also protruded past the side elevation of the main house. Amendments were requested to alter the roof form to a more traditional style and to reduce the height of the extension. It was also requested that the extension did not protrude past the side elevation of the property and that the boundary wall would therefore remain free-standing.

Revised plans were submitted on 8 July 2025 which showed a pitched roof. It was considered, however, that the height and pitch of the roof should be further reduced.

Further revised plans were submitted to address this on 23 July 2025, and these plans are assessed here.

**Site Description**

The site is positioned centrally within Hursley, adjacent to the Kings Head public house and inside the Hursley Conservation Area.

1 Sussex Close is a semi-detached, two storey, brick built dwelling. The semi-detached pair are a new addition to the surrounding Conservation Area, having been constructed in 2011 following the demolition of a former garage and associated buildings.

The dwelling is positioned somewhat unusually as the most prominent views are of its side elevation from Main Road, across the car parking area serving the Kings Head. Given these views, additions to the rear of the property will need to be well designed and high quality in order to ensure the character of the Conservation Area is preserved.

**Proposal**

The proposal adds a single storey, pitched roof, rear extension, constructed of brick to match the host dwelling. A rooflight will be incorporated into the ridge and bifold doors will provide access to the rear garden. A ground floor window is also added to the south west elevation.

**Relevant Planning History**

None relevant.

**Consultations**

Service Lead – Built Environment (Archaeology) -

- Archaeological evaluation undertaken in 2011 when the dwelling was constructed. No significant archaeological remains identified. Therefore, no further evaluation required. No objection.

Service Lead – Built Environment (Historic Environment) –

- Concerns regarding design and scale. Revised plans were submitted to address this. Confirmed no objections to the revised plans submitted 23 July 2025, subject to a condition to ensure details of materials and finishes are provided.

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Service Lead – Public Protection (Environmental Health) –

- No adverse comments in respect of contaminated land.

**Representations:**

Councillors – Adrian Brophy

See appendix 1.

Hursley Parish Council

No comment.

4 Objecting Representations received from different addresses citing the following material planning reasons:

- Scale of extension is too large
- Not in keeping with character of the area/conservation area
- Loss of light

(Note: 6 original objecting representations with 2 subsequently withdrawn following submission of revised plans.)

1 Supporting Representations received from different addresses citing the following material planning reasons:

- No material planning reasons given.

**Relevant Government Planning Policy and Guidance**

National Planning Policy Framework (December 2023)

4. Decision-making

12. Achieving well-designed places

16. Conserving and enhancing the historic environment

National Planning Practice Guidance

- Determining a planning application
- Historic environment

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

CP13 – High Quality Design

CP20 – Heritage and Landscape Character

Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

DM1 – Location of New Development

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

DM27 – Development in Conservation Areas

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Emerging Local Plan 2020-2040

Strategic Policy D1 - High Quality, well designed and inclusive places  
Policy NE15 - Special Trees, Important Hedgerows and Ancient Woodlands  
Policy H4 - Development Within Settlements  
Policy HE10 - Development in Conservation Areas

Planning (Listed Buildings and Conservation Areas) Act 1990  
Section 72

Supplementary Planning Document

National Design Guide 2019  
High Quality Places 2015  
Car Parking Standards

**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 Regulation 19 Local Plan has been agreed by Full Council and the examination has now been completed. Therefore, the emerging policies can be given appropriate and increasing weight in the assessment of development proposals in advance of Adoption.

The application site is within the defined settlement boundary of Hursley, where the principle of development such as that proposed is considered to be acceptable subject to compliance with the Development Plan as a whole and all other Material Planning Considerations.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Winchester District Local Plan Part 2 Policy DM27 – Development in Conservation Areas – indicates that development proposals within a Conservation Area must conserve or enhance the character, appearance or special architectural or historic interest of the area.

**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 application site falls within the Hursley Conservation area and is in proximity to the Grade II listed buildings the Kings Head public house and 42 Main Road. 1 Sussex Close is positioned such that its side elevation, and therefore the side elevation of the extension, is visible in views from the south west across the Kings Head car park.

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The original proposal was for a modern flat roof extension with lantern roof light. The proposed extension also protruded past the south side elevation of the dwelling. The proposal also included a wood burner flue. This design was not in keeping with the character of the conservation area, and the height of the extension was considered overly dominant. The protrusion beyond the side elevation was considered to result in the extension appearing too prominent in the street scene.

Following input from the Council's Historic Environment team, the proposal was revised to use a traditional pitch roof form, and the height of the ridge line was scaled down. The footprint was also reduced so that the extension no longer protrudes past the side elevation. The wood burner flue was also removed.

The revised plans are considered to be suitable in design and scale. Brick to match the main house will be used, along with a slate roof. These materials are considered appropriate.

Overall, following the revisions to the plans, the proposed extension is considered to be subservient to the main dwelling and appropriately designed in the context of the conservation area and nearby historic buildings. The Council's Historic Environment Team have confirmed they have no objections to the revised plans.

The proposed development is therefore considered to preserve the setting of the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and in compliance with DM27 of the LPP2.

In conclusion it is considered that the proposal accords with national planning policies and the Development Plan policies of the Local Plan Part 1 and 2, is not in conflict with any policies in the emerging Local Plan, and does not raise any material matters that weigh sufficiently against the granting of planning permission or listed building consent.

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

The application site is located approximately 4.5km 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 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.

### **Historic Environment**

The works affect the Hursley Conservation Area.

The following legislation and policies are taken into account in the assessment and determination of this planning application.

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Relevant Legislation

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policies DM27 & DM28 of the LPP2 and Policy CP20 of the LPP1; NPPF (2024) Section 16.

Guidance

Where dealing with conservation areas, decision makers are required to pay special attention to the “desirability of preserving or enhancing the character or appearance of that area.” under Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990).

Due regard has been given to these requirements, as set out in the Historic Environment consultation response and assessment within this report.

Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development preserves and enhances heritage assets and their settings.

For the reasons set out above, it is considered that the proposal will preserve the character or appearance of the conservation area. The proposals would accord with the requirements of policies CP20 of WDLPP1 and DM27 of the WDLPP 2, and the historic environment section of the Planning Practice Guidance.

**Neighbouring amenity**

Due to the intervening distance, the only neighbouring dwelling that could be impacted by the proposed development would be the adjoining property, 2 Sussex Close. The proposed extension is built up to the shared boundary between the dwellings and will be positioned to the south west of 2 Sussex Close. The extension has an eaves height of approximately 2.4m and ridge height of approximately 3.7m.

Comments of objection have been received from the neighbour at 2 Sussex Close. The objections reference the proposed extension being too tall and blocking sunlight.

With an eaves height of 2.4m and the roof line rising away from the garden of 2 Sussex Close, it is not considered that the height of the proposed extension would be unduly overbearing on the occupants of 2 Sussex Close. A drawing demonstrating the 45 degree test in elevation has been submitted in support of the application. The drawing demonstrates that the extension would not obstruct the 45 degree line drawn from the centre of the rear window/door to 2 Sussex Close. As such, it is not considered that the extension would result in overshadowing or loss of light to such a degree that would justify the refusal of this application.

The comments of objection also reference boundary issues/required party wall agreements and blocked views, however, these are not material planning considerations.

It is noted that comments of objection were received from other neighbouring dwellings with concerns that the proposed extension would block views from these properties. This is not a material planning consideration.

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Therefore, the proposal complies with policy DM17 of the LPP2 as no substantial harmful impacts on the residential amenity of neighbouring dwellings have been identified.

**Sustainable Transport**

The proposal does not make any alterations to the access or parking for the property. The extension does not create additional bedrooms. The proposal does not, therefore, impact on highway safety or parking standards.

Therefore, the proposal complies with policy DM18 of the LPP2.

**Ecology and Biodiversity**

The site is not considered suitable habitat for any protected species.

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.

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

**Sustainable Drainage**

The site is in an area categorised as having a 'very low' yearly chance of surface water flooding. The proposal does not alter the existing drainage arrangements.

Therefore, the proposal complies with policy DM17 of the 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. The proposal will therefore comply with policy DM24 of the LPP2.

**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 design of the proposed extension has been amended to a traditional pitched roof form following feedback from the Historic Environment Officer. The proposal is considered acceptable in design and scale. The extension is subservient to the host dwelling and would not harm its character. The character of the surrounding Conservation Area is considered to be preserved. No substantially harmful impacts on the residential amenity of neighbouring properties have been identified.

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The development is therefore recommended for permission as it is considered that it does not have a harmful 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. In addition, the development would preserve the character of the Conservation Area in accordance with policy DM27 of the LPP2, Section 16 of the NPPF, and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act.

**Recommendation**

That the application be Granted, 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: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission shall be carried out in accordance with following approved plans and documents, unless otherwise agreed in writing with the local planning authority prior to the change being implemented:

Proposed Block and Roof Plan 917/P09 submitted 8 July 2025

Proposed Plans 917/P07 submitted 8 July 2025

Proposed Elevations 917/P08 submitted 23 July 2025

Reason: To clarify which plans have been approved as part of this application.

3. No related works shall commence on site until full details of building materials and roof light details have been submitted to and approved in writing by the Local Planning Authority. Brick and roofing tile samples should be inspected on site. Following approval of those details, the works shall be carried out and thereafter retained in strict accordance with the details so approved.

The details to be submitted shall include:

- Brickwork, including brick type, colour, texture, size, finish, brick bond, joint profile and mortar colour
- Roofing material, including the type, size and colour of slates, ridges, eaves, fascias and soffits
- Roof light details

Reason: Further information is required because insufficient information was submitted in this regard to ensure the preservation of the character and appearance of the Hursley Conservation Area; Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; Chapter 16 of the NPPF 2024; Policy CP20 Winchester District Joint Core Strategy; Policy DM27 of the Winchester District Local Plan Part 2.

**Informatives:**

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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.

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, CP20

Local Plan Part 2 – Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM24, DM27

High Quality Places SPD

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Parking Standards SPD

NPPF Section 16

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. 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

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

6. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub-contractors working on site and furnish them with a copy of the consent and approved drawings.

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

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Biodiversity Gain Requirements (Exemptions) Regulations 2024) are considered to apply as follows:

- The Development is for a householder application

**Appendix 1**

**City Councillor's request that a Planning Application be considered by the Planning Committee**

<b>Request from Councillor:</b> Adrian Brophy
<b>Case Number:</b> 25/00103/HOU
<b>Site Address:</b> 1 Sussex Close, Hursley, Winchester, Hampshire, SO21 2JQ
<b>Proposal Description:</b> Single storey rear extension (amended plans)
<b>Requests that the item be considered by the Planning Committee for the following material planning reasons:</b>  Although the applicant has shown a willingness to modify the plans to reflect several concerns, I think these changes do not yet sufficiently address the loss of light and overshadowing to the garden of the neighbouring property. Viewing the site in the afternoon makes it apparent that any late afternoon and evening light will be lost to the neighbouring garden for much of the year.  A further concern is the impact to the overall character of the village location and conservation area. Although the Sussex Close houses are themselves a new development they have been built in a sensitive manner that does not create a sense of excessive density and over development. This sensitive current design does not visually impact the overall street scene but the proposed extension would create a more cluttered visual impression visible from both Main Road and Port Lane.