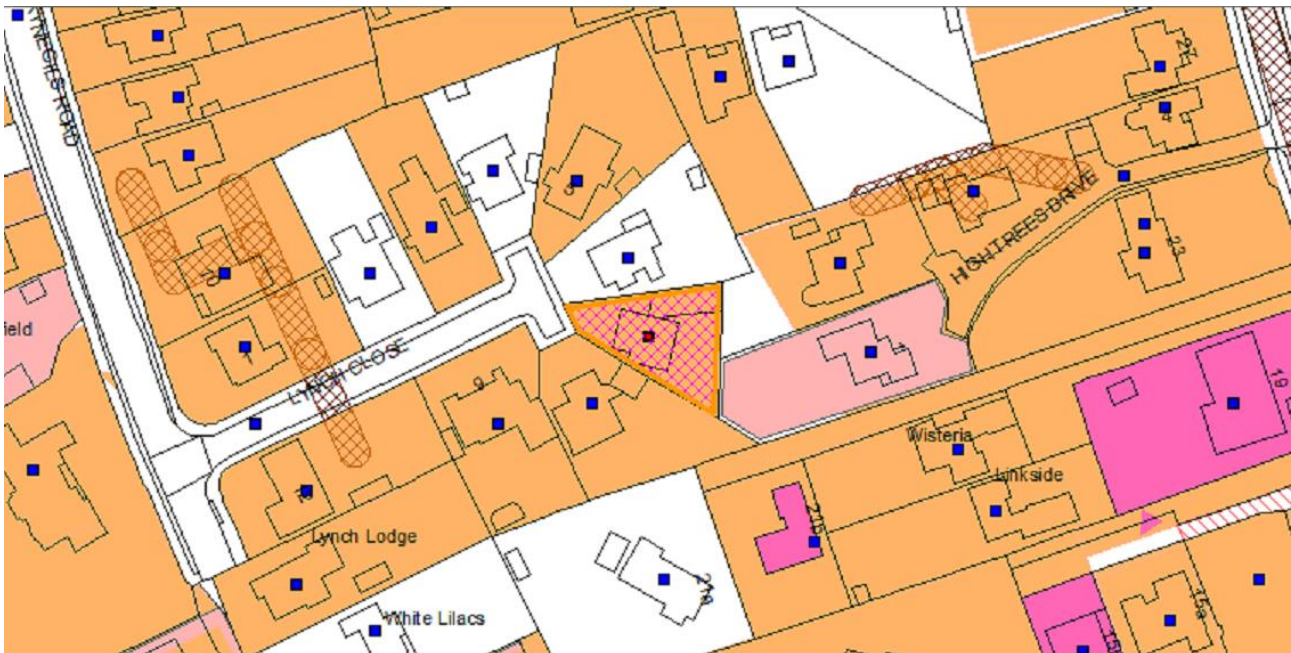


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Case No: 25/02581/HOU
Proposal Description: Upwards extension to provide additional accommodation at first floor.
Address: 7 Lynch Close Winchester Hampshire SO22 6DG
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr & Mrs J Ryan
Case Officer: Cameron Finch
Date Valid: 18 December 2025
Recommendation: Permit
Pre Application Advice: Yes

Link to Planning Documents

[Link to page – enter in reference number 25/02581/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 have a positive impact on the character of the area in accordance with Policy D1 of the Local Plan 2040 and would not harm neighbouring residential amenity in accordance with policy D7 of the Local Plan 2040.

General Comments

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

Amendments to Plans Negotiated

None

Site Description

Lynch Close is a cul-de-sac in a residential area of Winchester. It is defined by eight bungalows which sit in a semi-circle at the Eastern end of the road. The ground level changes with the ground gently sloping from the West to the East. The character of these bungalows is generally consistent although there is variety in materials and some built form as they have been altered and extended over time. Two storey houses on neighbouring roads are visible from within the cul-de-sac.

7 Lynch Close is positioned in the southeastern corner of the cul-de-sac. It is finished with a shallow gabled roof with clay tiles. The external walls are finished with white painted brick. The dwelling is served by a driveway to its front with a moderately sized rear garden. It is set back slightly from the street scene to accommodate this. The dwelling has been extended at the single storey level in the past on its northeastern side, finished with a flat roof.

Proposal

The proposal seeks to construct an extension to provide an additional storey to create more living space. This includes raising the height of the roof; it is finished with a gable end with the ridge measuring approximately 7.1 metres tall. This is an increase of approximately 3 metres from the existing. The proposal uses lower eaves measuring approximately 4.3 metres tall, an increase of 1.8 metres from the existing. The roof is finished with concrete tiles reused from the existing roof and seven Velux roof lights are proposed. Two full length windows are proposed to the front elevation, the tops of which sit above the ridge height. A single smaller window is placed in the rear elevation. A small box dormer is proposed on the north-eastern side elevation to accommodate the stairs, finished with grey cladding. The external walls of the upper floor are finished with dark grey render.

Relevant Planning History

15/01503/FUL - (HOUSEHOLDER) Single storey side and rear extension to north side of dwelling, following demolition of garage. Alterations to existing conservatory structure to south side of dwelling, including replacement roof, alterations to fenestration. Erection of new garden shed. Re-submission following withdrawal of application no; 14/02924/FUL- Permitted 26.08.2015

24/00706/PNADD6 - Addition of one storey to the original section of the single storey dwellinghouse under Section AA of the The Town and Country Planning (General Permitted Development) (England) Order 2015 – Prior Approval Refused 23.05.2024 – Appeal Dismissed 20.12.2024

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Reason: The external appearance of the principle elevation has a detrimental impact to the character and appearance of the street scene.

Consultations

None.

Representations:

City of Winchester Trust
- No comments

15 Objecting Representations received from 12 different addresses citing the following material planning reasons:

- The character of Lynch Close is defined by bungalows. The addition of another storey harms the character of the Close and would dominate views at the end of the cul-de-sac.
- The extension would lead to overdevelopment of the site.
- The extension will block light to neighbouring dwellings.
- Rear windows would overlook neighbouring properties.

Comments not material to the determination of the planning application:

- It would reduce the number of bungalows available locally.

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

- Development has been designed sensitively to fit into the surrounding area.
- Development has been designed to minimise overlooking on neighbouring dwellings.

Comments not material to the determination of the planning application:

- Would provide another good quality family home.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

4. Decision-making

12. Achieving well-designed places

National Planning Practice Guidance (NPPG)

Determining a planning application

Local Plan 2040

Strategic Policy SP1 - Vision and Objectives

Strategic Policy D1 – High Quality, well designed and inclusive places

D2 – Design Principles for Winchester Town

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D7 – Development Standards
T2 – Parking for New Developments

Supplementary Planning Document
National Design Guide 2019
High Quality Places 2015

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) require 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 Winchester, 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.

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 increase in the built form will be visible from the street scene as the raising of the roof height does highlight the difference with the neighbouring bungalows. The use of a lower eaves height with the high internal ceilings highlights that this is a 1.5 storey house as opposed to a full two storey dwelling. Whilst no longer a bungalow, this does keep the overall scale of the extension down ensuring that it does not appear overly dominant when viewed amongst its neighbours. It is accepted similar development has not been undertaken in Lynch Close, although there are examples within the context of the wider surrounding area. The scale and massing of the extension does respond to its surroundings appropriately and is not of a size or scale that it is considered overdevelopment.

The positioning of the dwelling in the south-eastern corner of the cul-de-sac means that the increased scale does not have an immediate impact on the view down Lynch close from Kyngelis Road to the West. The extension would be first experienced further towards the eastern end of the cul-de-sac. Some limited screening is also provided by dwellings on the southern side which sit at a higher ground level. Whilst there is a visible increase in scale, it is not considered that the context is interrupted to an unacceptable extent.

The proposed design does use familiar elements to help relate the development to its surroundings. The High Quality Places SPD outlines that extension should be able to demonstrate a link back to the context where there is a deviation from the established

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character. The gabled roof and the reuse of the clay tiles does help to provide some link to the context whilst updating the dwelling's appearance. There is a variety of materials within the street scene and it is not considered that the use of render, cladding and grey aluminium window frames would be harmful to the overall character of the surrounding area. High quality materials are essential in ensuring that the development sits within its surroundings successfully. Condition 3 is recommended to ensure that the materials used are high quality. The palette proposed utilises a mixture materials already visible within the street scene. This creates a more contemporary appearance and is not harmful.

The proposed dormer window on the north-eastern elevation is minor in its size and scale.

It is noted that the previous Prior Notification (24/00706/PNADD6) to add an additional storey to this dwelling was refused and Dismissed on Appeal as it did not relate to the context and was harmful to the character of the surrounding area. The design of this development was limited by the prior approval legislation (Schedule 2, Part 1, Class AA) which led to a development which was harmful to the character of the surrounding area. The current application takes a more contextual approach to the addition of the additional storey such as altering the roof pitch and the height of the eaves, as well as a more considered material palette which were not possible through the previous application. On balance it is considered the current proposal is successful in design terms.

On balance, whilst there is deviation from the context through the removal of a bungalow the proposed design is able to demonstrate that it has been considered when creating the design. The scale and bulk of the proposed extension is not harmful to the character and appearance of the surrounding area. The proposal complies with Policy D1 of the Local Plan 2040 and the High Quality Places SPD (2015).

Development affecting the South Downs National Park

The application site is located 1.4km 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

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

6 Lynch Close is the immediate neighbouring dwelling to the North of the proposal site. Due to the orientation of the two houses, there is not a direct relationship between their built form. Whilst the extension is visible from the rear garden, it is set a sufficient distance from the boundary (5 metres) that it is not overbearing on key amenity space to the rear. The orientation also prevents a prolonged period of overshadowing on this dwelling. No first floor windows are orientated to address this dwelling. The roof lights on the Northern elevation sit approximately 3 metres above the floor level and do not overlook this neighbour.

8 Lynch Close sits to the southwest of the proposal site. The side elevation of the host dwelling sits adjacent to the boundary with this dwelling, however the key amenity space to the neighbour's rear is set further back. The low eaves height of the extension limits the built form adjacent to the boundary and is considered sufficient to prevent overbearing harm. Due to the orientation, it is considered there will be some limited overshadowing of the north-eastern section of the garden in the evening. This would not be sustained over the course of a full day and it is not considered to be unacceptable. There are no windows directed to address key amenity space. Roof lights sit at least 2 metres above the floor height. No overlooking harm is caused.

1 and 2 High Trees Drive sit to the east of the proposal site. The rear elevation of both dwellings sit in excess of 29 metres from the rear elevation of the proposed extension. The extension will be visible from these dwellings, however the distance is sufficient to prevent overbearing and overshadowing harm. The rear window serving the master bedroom is orientated towards these dwellings. The use of the room would suggest that there would not be sustained overlooking. The window is also located 29 metres away which reduces opportunities to look into key amenity space immediately to the rear of these dwellings.

No further neighbouring dwellings are impacted by the proposed development.

The proposal does not cause sustained harm to neighbouring dwellings and complies with Policy D7 of the Local Plan 2040.

Sustainable Transport

There is no change to the access and parking arrangements as a result of this development. The development does not impact upon highway safety and is compliant with T2 of the Local Plan 2040.

Ecology and Biodiversity

The site is not considered suitable habitat for any protected species. This is a householder planning application and it is exempt from Biodiversity Net Gain.

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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 NE5 of the Local Plan 2040.

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 does impact upon the character of the street scene. On balance, it is considered that sufficient measures are taken through the design and scaling to ensure that the proposed extension does not overdevelop the site. The development has also sufficiently related itself to the context. Overall, it is considered that the development does not cause harm to the character and appearance of the surrounding area and is compliant with D1 of the Local Plan 2040 and the High Quality Places SPD (2015). The proposal is not harmful to neighbouring dwellings and is compliant with Policy D7 of the Local Plan 2040.

Recommendation

Application permitted 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. The development hereby permitted shall be constructed in accordance with the following plans:

Site Location Plan received 18 December 2025 drawing no. 1409_EX_001_B

Block Plan received 18 December 2025 drawing no. 1409_PR_001_B

Ground Floor Plan Proposed received 18 December 2025 drawing no.

1409_PR_100_C

First Floor Plan Proposed received 18 December 2025 drawing no.

1409_PR_101_D

Roof Plans Proposed received 18 December 2025 drawing no. 1409_PR_110_B

Elevations Proposed received 18 December 2025 drawing no. 1409_PR_300_B

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Reason: In the interests of proper planning and for the avoidance of doubt.

3. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

Informatives:

1 In accordance with paragraph 39 of the NPPF (December 2024), Winchester City Council (WCC) takes 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

- * pre-application advice was given
- * the application was acceptable as submitted and no modification or further assistance was required
- * the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application

2 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Winchester City Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

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 of the statutory exemptions is considered to apply. In this case the statutory exemption is that the permission is for:

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A householder application means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is

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not an application for change of use or an application to change the number of dwellings in a building.