

OFFICERS ASSESSMENT

Case Reference: 21/02238/HOU

Proposal: Two Storey Side Extension and Single Extension

Site Address: 86 Priors Dean Road Harestock SO22 6JY

Decision Type: Delegated Decision

Recommendation: Application Permitted

Officer: Jordan Wiseman

Date: 14 December 2021

Extension of Time Date(if applicable) 14 December 2021

Consultee:

Parish Consultation Letter

Officers Report:

Proposal:

First floor Side Extension, two storey rear extension and ground floor rear extension.

Relevant Planning History:

None

Principle of Development:

The application site is situated within the settlement boundary of Winchester where the principle of development is considered acceptable provided the development accords with the policies of the development plan and unless material planning considerations indicate otherwise.

Impact on Property and Area:

The application site comprises a modest 2 storey semi-detached dwelling situated within the settlement boundary of Winchester. The area is characterised by a mixture of two storey semi-detached and terraced properties along with detached single storey bungalows, all of which are of a similar architectural style and appearance.

The proposal seeks a first floor side extension above the existing ground floor attached garage which would in turn lessen the gap between the application site and the neighbouring dwelling to the south east. Whilst this extension would lessen the gap, given the mixture of different types of dwellings within the immediate vicinity and the modest well designed nature of the proposed first floor extension, it is not

considered that the space in-between the dwellings is an important characteristic which contributes to the distinctiveness of the local area and as such it is not considered to result in any significant adverse impact upon the street scene/public realm.

The remainder of the proposed extensions are confined to the rear of the application site and will not be visible from the public realm/street scene. The proposed extensions to the rear comprise a part two storey extension and a single storey ground floor extension. Both elements to the rear are considered to be proportionate in terms of scale and subservient in relation to the host dwelling and both elements seek materials which match entirely to the existing property, ensuring a sympathetic appearance both against the existing dwelling and surrounding area. Based upon the above assessment it is considered that no adverse impact can be demonstrated upon the character and appearance of the existing dwelling and area.

Impact upon Residential Amenity:

The neighbouring property to the south east of the application site is no.88 Priors Dean Road. The proposed development does not propose any additional windows on the side elevation or to the rear which would result in any additional overlooking upon no.88. Whilst the proposed first floor side extension brings the application sites built form closer to no.88, due to the large space still being maintained between the two and the modest nature of all elements of this proposal, it is considered that no significant additional overshadowing and overbearing can be demonstrated.

No. 84 is the neighbouring property situated to the north west of the application site. Due to the orientation of the site, no additional overlooking can be demonstrated upon this neighbour as a result of the proposed development based upon the current proposals; a condition is included however which prevents the insertion of any new windows at first floor level upon the north western elevation of the proposed two storey rear extension which is in the interest of protecting the private amenity space of no.84. The proposal has been assessed against the potential for the loss of light into a first floor window serving a bedroom at no.84; the proposed two storey rear extension will extend beyond the rear building line of the two dwellings by approximately 2.5 meters. It is accepted that the proposed two storey rear extension may result in the loss of 'some' daylight at certain times of the day; that said, due to the south westerly orientation of the rear of the dwellings and the use of the neighbouring first floor room in question being that of a bedroom and not a more consistently/frequently used habitable room during a regular day such as a living room, it is not considered that the proposed development will result in an unacceptable degree of daylight loss which would result in a significant additional adverse impact upon no.84. Due to the modest nature of the proposed rear extensions it is not considered that any significant additional adverse impact can be demonstrated upon no.84 by way of overbearing and overshadowing.

Based upon the above assessment it is considered that no adverse impact can be demonstrated upon adjoining/adjacent residential amenities.

Conclusion:

The proposal would not have a significant adverse impact on the character and appearance of the existing dwelling and area or upon the amenities of neighbouring properties. The proposal therefore complies with policies DM15, DM16 and DM17 of the WD Local Plan Part 2 (2017) and the WD LPP1 (2013)

Representation

Parish Council - Object

Neighbours - No formal objection received

Application Permitted subject to the following condition(s):

Recommended 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).

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

Location Plan

Proposed Site/Block Plan

Existing Floor Plans & Elevations - Drwg No. 01

Proposed Floor Plans & Elevations - Drwg No.02 REV C

02 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 section 5 (materials) of the associated application forms.

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

04 No new windows shall be inserted at first floor level to the north western elevation of the hereby approved two storey rear extension without the prior written consent of the local planning authority.

04 Reason: In the interests of protecting the private residential amenity space of the adjoining property.

Informatives:

1.

In accordance with paragraph 38 of the NPPF (July 2018), 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

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17

High Quality Places SPD

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. Flexibility of hours may be acceptable due to the Covid-19 emergency in line with the Business and Planning Bill 2019-21
<https://services.parliament.uk/Bills/2019-21/businessandplanning.html>

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.gov.uk/government/publications/construction-working-hours-draft-guidance/draft-guidance-construction-site-hours-deemed-consent>

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 Practise

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

End of Report