

PLANNING COMMITTEE



Application Address	43 Wickfield Avenue Christchurch BH23 1JA
Proposal	Erect single and two storey rear and side extensions. Extend roof to incorporate additional first floor accommodation with dormers to front and rear.
Application Number	8/20/0352/HOU
Applicant	Mr & Mrs J Atkins
Agent	Mr Darryl Howells
Date Application Valid	18 May 2020
Decision Due Date	13 July 2020
Extension of Time Date (if applicable)	21 December 2020
Ward	Christchurch Town
Report status	Public
Meeting date	17 December 2020
Recommendation	Grant, subject to conditions
Reason for Referral to Planning Committee	<p>This application is brought before committee at the request of Councillor Hall because;</p> <ul style="list-style-type: none">• Certainly local residents interests• May be contrary to several planning policies such as HE1, HE2 & H12• May be on size and bulk
Case Officer	David Hodges

Description of Development

1. Erect single and two storey rear and side extensions. Extend roof to incorporate additional first floor accommodation with dormers to front and rear.

2. The proposals extend the roof to both sides to create a cropped hip to both ends. The proposals do not increase the ridge height as suggested in some of the 3rd party responses but projects the existing ridge across. Three new dormers are proposed to the front elevation and a larger dormer to the rear. This serves increased first floor accommodation. An existing detached garage is extended to the front and a covered veranda added to the front. To the rear and side, a single storey extension will link onto the garage and the building incorporated into the dwelling. A further extension is added to the rear of the existing garage to the north.
3. The application is a householder application and does not propose the creation of a new dwelling or annexe. No changes are proposed to existing access or parking arrangements.
4. **Key Issues**
 - Principle of development
 - Impact on the character and appearance of the area
 - Impact on neighbouring living conditions
 - Flood risk

Planning Policies

5. Christchurch and East Dorset Local Plan - Core Strategy (2014)

KS1	Presumption in favour of sustainable development
HE2	Design of new development
ME6	Flood Management, Mitigation and Defence

Christchurch Borough Council Local Plan (2001) – Saved Policies

H12	Residential Infill
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Relevant Planning Applications and Appeals

6. 8/97/0578/F: Addition of front dormer window in conjunction with loft conversion and extension to private garage. Granted 10/02/98.

Representations

7. 7 letters of objection have been received, a number of properties having commented more than once. The following issues are raised;
 - Loss of light & outlook
 - Out of character/detrimental to the Conservation Area
 - Overbearing
 - Will set a precedent
 - Parking problems
 - Resulting building would not be a chalet bungalow
 - Noise
 - Loss of privacy

- Building will be above the skyline

Consultations

8. Christchurch Town Council - no comments received.

9. Constraints

- Flood Zone 2
- FZ3a 30cc 2093
- FZ3a 40cc 2133
- SSSI Impact Risk Zone
- Areas Benefiting from Flood Defences
- Highways Inspected Network
- Airport Safeguarding
- Coastal Area (Policy)
- Wessex Water Sewer Flooding
- Contaminated Land - Refuse Disposal - 191.40m

Planning Assessment

Site and Surroundings

10. The site lies in a residential area west of Christchurch town centre. The area is characterised by a variety of property types including bungalows, chalet-style properties and 2-storey detached and semi-detached dwellings. Red brick and render are common along with plain clay tiles, pantiles and slate. Plot sizes vary.

11. The existing dwelling is a red brick and concrete pantile post-war chalet, consistent with the wider character of the area.

12. Certain of the third party comments refer to the site being in the Conservation Area. However, Wickfield Avenue is a typical residential street and the site is some distance from the central Conservation Area. The site is not a heritage asset. Therefore, Policy HE1 is not applicable to the proposals.

13. Key Issues

- Principle of development
- Impact on the character and appearance of the area
- Impact on neighbouring living conditions
- Flood risk

14. Principle of development

15. The site lies within the urban area and the proposal is acceptable in principle under the settlement strategy in Policy KS2

16. Impact on the character and appearance of the area

17. As noted above, the area is residential and characterised by a variety of property types including bungalows, chalet-style properties and 2-storey detached and semi-detached dwellings. The proposals would result in a chalet property with accommodation in the roofspace served by dormers with cropped hips to the side and a partial flat roof.

18. The proposals do not increase the ridge height of the dwelling. The resulting appearance of the property would be consistent with the varied character and appearance of properties in the area. When viewed from the front, the cropped hip roof form reflects that of No.47 to the south with the addition of dormers, a common feature in the locality. A condition is proposed to ensure the materials match the existing property. The rear extension links on to the existing garage and extends this to the rear. Whilst this stretches most of the length of the garden, this is not read from the public realm and its impact on the character of the area is limited. The site is approximately 90m from the nearest point of the town centre Conservation Area with a number of intervening suburban dwellings. The scheme has no impact on the heritage asset.

19. The scheme is considered to comply with the test in Policy HE2 to be compatible with or improve its surroundings in its layout; site coverage; architectural style; scale; bulk; height; materials and visual impact.

20. Impact on neighbouring living conditions

21. The scheme has been amended during the course of the application. This has reduced the bulk of the 2-storey extensions at the side/rear, setting the rear accommodation into the roofspace, served by a dormer. The main increase in bulk of the property is to the sides. The scheme does not introduce any 1st floor side facing windows and privacy would be retained at neighbouring properties. The proposals show one rear-facing bedroom window at 1st floor, the remaining openings serving ancillary accommodation. This results in a common residential relationship seen across the surrounding area.

22. The immediately adjoining neighbours are set on a stagger. The bulk of the proposed extensions are set opposite the side elevations of neighbouring properties. The proposed front extension to the garage brings this forward of the front elevation of No.41 by approximately 1.5m. The existing property on the site already sits further forward of No.41 and the proposed front extension to the garage. Any impacts from the front extensions on the outlook from the front of No.41 would be limited.

23. To the southern side, the proposals extend upwards on the existing rear wall to create the 1st floor accommodation. The dwelling is not extended to the rear on

this side. This increase in bulk would be partially visible from the rear of No.45, however, an acceptable outlook from the rear of this neighbour would be retained and the scheme would not result in an overbearing impact.

24. The scheme is considered to comply with the test in Policy HE2 to be compatible in its relationship to nearby properties including minimising general disturbance to amenity.

Flood risk

25. The site lies within an area of high flood risk and the application is accompanied by a flood risk assessment. This confirms that the floor levels of the extension hereby permitted shall be the same as the existing dwelling and flood resistance and resilience measures shall be incorporated as appropriate in accordance with the Environment Agency's Standing Advice. A condition is proposed to deliver this (#4 below).
26. The scheme thereby complies with the test in ME6 to ensure that all developments will demonstrate that flood risk does not increase as a result of the development proposed.

Summary

27. The proposals will extend an existing chalet property in a residential area. The resulting dwelling will remain a chalet property. The proposal is for a householder development and does not propose an annexe or separate dwelling. The resulting appearance of the building is compatible with character and appearance of the area. The scheme has acceptable impacts on the living conditions of neighbouring dwellings. Existing access and parking facilities are retained.

Planning Balance

28. The scheme has neutral environmental impacts on the character of the area, highway safety, flood risk and the living conditions of neighbours. There is a modest economic benefit during the construction phase. The scheme provides modest social benefits to the applicant in enlarging the existing accommodation.
29. No harm has been identified in the assessment and the scheme is considered to comply with the development plan as a whole and is recommended for approval.

RECOMMENDATION

Grant, subject to the following:

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- 01 Existing and proposed location plan
- 05 Location plan - proposed
- 06 Proposed Ground Floor Plan
- 08 AMENDED 008 Proposed Elevations Rev A
- 07 A AMENDED 007 Proposed First Floor Plan and Front Elevation Rev A

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials and finishes to be employed on the external faces of the development, hereby permitted, shall match those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory visual relationship of the new development to the existing.

4. The floor levels of the extension hereby permitted shall be the same as the existing dwelling and flood resistance and resilience measures shall be incorporated as appropriate in accordance with the Environment Agency's Standing Advice.

Reason: To ensure a satisfactory form of development in relation to the level of flood risk associated with the site.

Informatives:

Background Papers