

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 12 June 2008

Winchester City
Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	07/01591/LBC	Valid Date	22 June 2007
W No:	14013/04LBCA	Recommendation Date	27 May 2008
Case Officer:	Mrs Jane Rarok	8 Week Date	17 August 2007
		Committee date	12 June 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Demolition of dwelling and outbuildings

Site: Old Orchard Compton Street Compton Winchester Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N/A	NO	NO	YES	NO	NO	YES

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: 5
Case No: 07/01591/LBC / W14013/04LBCA
Proposal Description: Demolition of dwelling and outbuildings
Address: Old Orchard Compton Street Compton Winchester Hampshire
Parish/Ward: Compton And Shawford
Applicants Name: Mr And Mrs Bradshaw
Case Officer: Mrs Jane Rarok
Date Valid: 22 June 2007
Site Factors: Compton Street Conservation Area
Civil Aviation
Conservation Area
Recommendation: Application Permitted

General Comments

This application is reported to Committee alongside application ref: 08/00029/FUL, which relates to the redevelopment of the site.

This is a Conservation Area Consent application to demolish a dwelling and outbuildings. It should be considered in conjunction with 08/00029/FUL, which is a full planning application for the demolition of an existing dwelling and outbuildings and erection of 2 detached dwellings and associated garages and landscaping.

Site Description

Old Orchard is a single storey building in dark brick with considerable areas of glazing in the modern 1960s style. It has both flat and shallow pitched roofs built around a central courtyard. The site is located at the western end of Compton Street, and is the penultimate site in the conservation area on the north side of the road. This part of the Compton Street Conservation Area (at its western extremity) is particularly verdant in character, with mature trees and hedgerows forming the boundary between the road and adjoining properties. This is especially the case, with dense planting on both sides of the road, at the western limit of the conservation area (Martin's Close, Old Orchard and Compton End) after which the road leads into a short area of more open farmland (adjoining Cox Croft Farm) before narrowing to an unmetalled track. There are only very limited glimpses of the current building from the road.

The site originally formed part of the extensive plot known as Martin's Close, which appears to have been sub-divided some time before the erection of the existing single storey house located towards the centre of the plot. The site is surrounded by mature trees and hedgerows on its south, north and east sides and rises from the road towards the north, where it adjoins the rear gardens of properties in Martin's Fields. There is a less densely planted boundary between the site and the adjoining plot to the west, which comprises the remaining part of Martin's Close.

Proposal

As described.

Relevant Planning History

05/01150/FUL – Extension to dwelling, raise roof, 2 storey extensions on all sides including attached double garage – Permitted 30/06/2005;

07/01581/FUL - Demolition of existing dwelling and outbuildings and erection of; 1 no. detached six bedroom, 1 no. detached five bedroom, 1 no. two bedroom and 1 no. one bedroom semi-detached dwellings; detached double garage and associated landscaping – Refused 30/01/2008;

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08/00029/FUL (AMENDED PLANS) Demolition of existing dwelling and outbuildings; erection of 1 no. detached six bed dwelling and 1 no. detached seven bed dwelling; landscaping and associated works and access – Pending PDC Committee decision.

Consultations

Conservation:

The demolition of the building would not be objectionable.

English Heritage

Application to be determined in accordance with national and local policy guidance and on the basis of Council's specialist conservation advice. The application was subsequently the subject of an application for listed building status. The Council has been advised that the Secretary of State has decided that Old Orchard does not warrant listing as the "*design is not of the highest quality, nor is it particularly innovative*".....it lacks both internally and externally, "*the flair and accomplishment that one would expect of a post-war house of a listable quality*" and the "*choice and use of materials reflect the limited budget for this date which is particularly evident in the annexe which is very plain internally*".

Representations:

Compton And Shawford Parish Council – object.

The Parish Council's comments are appended to the next agenda Item 6, application ref: 08/00029/FUL

Neighbour Representations

2 letters of objection to this and W14013/03, however, no comments relating specifically to the demolition of the bungalow.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

E17

Winchester District Local Plan Review

HE7

National Planning Policy Guidance/Statements:

PPG 15 Planning and the Historic Environment

Planning Considerations

Principle of demolition

PPG15 reminds Councils that, when exercising conservation area controls, they are required to have special regard to the desirability of preserving or enhancing the character or appearance of the area. Furthermore, there is a general presumption in favour of retaining buildings which make a positive contribution to a conservation area. When considering the merits of an application to demolish an unlisted building in such an area, the Council is entitled to consider the merits of any proposals for the redevelopment of the site.

Policy HE7 of the Development Plan allows for the total or substantial demolition of unlisted buildings where the existing building is of an inappropriate structure or design, where removal or replacement will preserve or enhance the area or where the building makes no positive contribution to the character, appearance or historic interest of the area and where it cannot be repaired or adapted so as to extend its useful life.

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Old Orchard fits into the latter category in that it is considered that the building does not reflect the qualities of many of the adjacent buildings and only makes a neutral contribution to the conservation area. When viewed in context, it is considered that the dwelling is not of any particular architectural or historic importance. It is considered that its loss would not be harmful to the character or appearance of the conservation area and, as explained elsewhere on this agenda, the proposed redevelopment of the site for two large detached houses (ref: 08/00029/FUL) is considered to be acceptable and is recommended for permission. There is therefore no objection to the removal of the existing bungalow.

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.

1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. The redevelopment shall be commenced within 1 month following the completion of the demolition.

2 Reason: To prevent the premature demolition of the building and the creation of a "gap site" which will be prejudicial to the amenities of the Conservation Area and to accord with paragraph 4.29 of PPG15.

Informatives:

This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, 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.

The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Hampshire County Structure Plan Review: E17
Winchester District Local Plan Review 2006: HE7