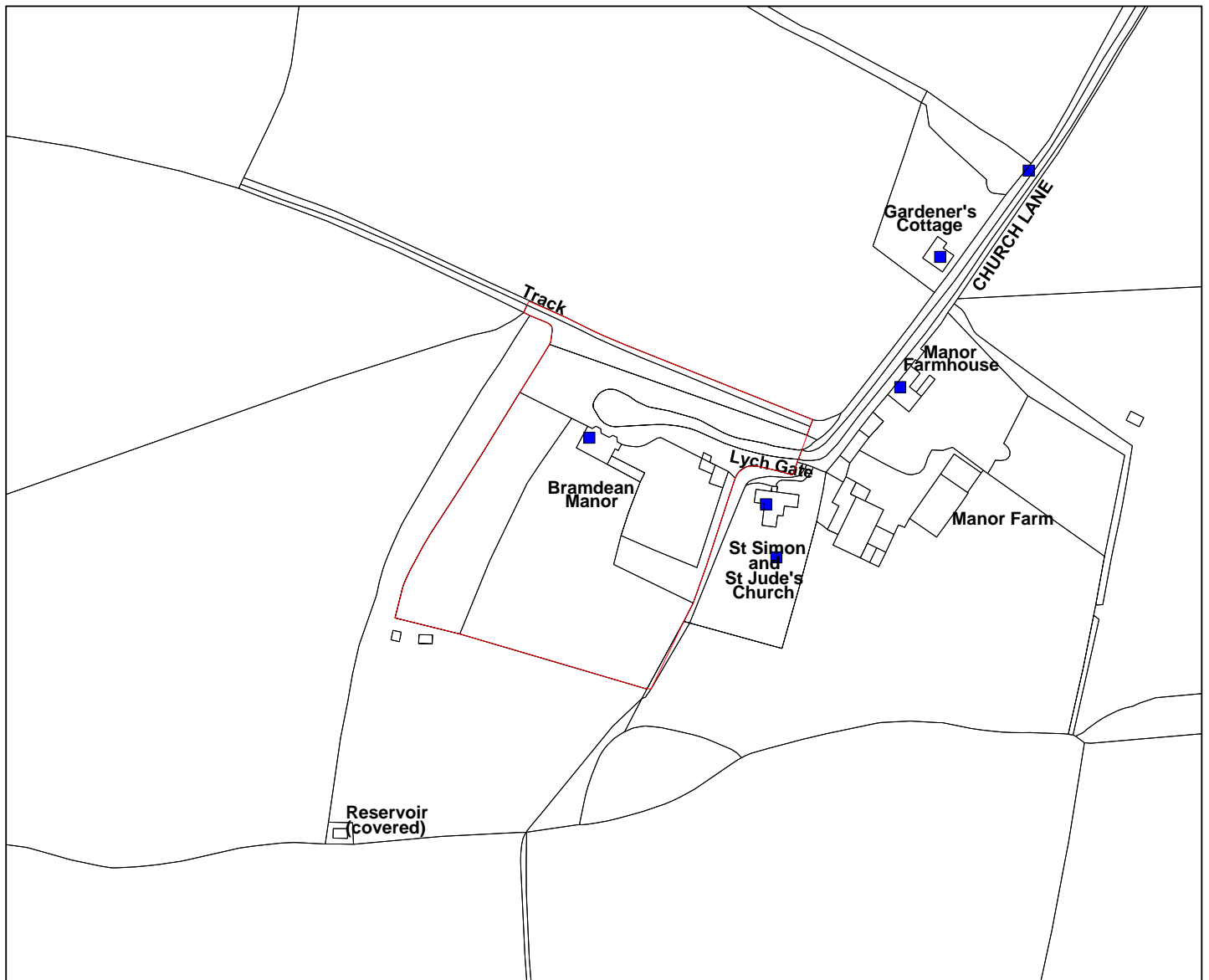


Bramdean Manor, Church Lane, Bramdean Winchester

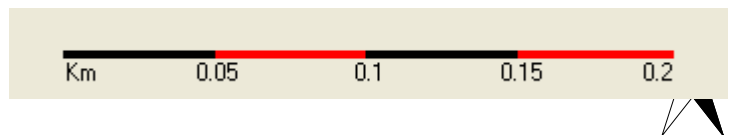
City Council

10/03175/LIS



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	27 January 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 9
Case No: 10/03175/LIS / W19493/05LB
Proposal Description: Internal alterations and erection of new outbuilding and link (RESUBMISSION)
Address: Bramdean Manor Church Lane Bramdean Alresford Hampshire
Parish, or Ward if within Winchester City: Bramdean And Hinton Ampner
Applicants Name: Sir Michael And Lady Snyder
Case Officer: Mrs Anna Hebard
Date Valid: 14 December 2010
Site Factors:
Radon Gas Levels
South Downs National Park
Recommendation: Application Refused

General Comments

This application is reported to Committee at the request of Councillor Verney whose request is appended in full to this report

This application is a resubmission following a previous refusal for an extension on the west side of the house, and has been submitted alongside an accompanying planning application (10/03174/FUL) which is included elsewhere on the agenda. This resubmission retains the proposed outbuilding and link extension in the same position, but has reduced the size of the proposal, and amended its design.

Site Description

Bramdean Manor is a Grade II listed building. 19th century Ordnance Survey maps show it as a rectory for the nearby church. It has also been suggested that it may have served as a dower house to nearby Bramdean House. The applicant states that it was part of the Hinton Ampner Estate until around 1970. The Council's archaeologist advises that "Bramdean is mentioned in the Domesday survey as having comprised three manors prior to the Conquest in 1066, and that it is probable that Bramdean Manor represents the administrative centre of one of these manors".

The house is set in its own parkland in the open countryside, and lies within the recently designated South Downs National Park. Adjacent to the walled kitchen garden, on the east side of the property, is the small Church of St Simon and St Jude, which is a Grade II*listed building.

The listing description gives the date of construction of Bramdean Manor as mid-18th century. English Heritage describes Bramdean Manor as a "small country house". Although smaller than many other manor houses, Bramdean Manor is a relatively large and imposing house. It is a strongly symmetrical brick building, in classical style. It comprises three full storeys above ground, with attic rooms accommodated within a pitched tiled roof, which is partly concealed behind brick and stone parapets. The dormer windows in the attic are casements, and the principal floors have elegant sash windows.

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The house is approached from the east via a relatively short private driveway from the lane. Near the entrance gate is the small church. The driveway ends at a parking and manoeuvring area on the north side of the house. To the east of the house is the large walled kitchen garden with the small churchyard beyond it on the east side. Immediately to the west of the house is an extensive area of dense woodland, which appears to contain some mature and specimen trees. To the south of the house is a sloping area of open lawn.

The gardens and woodland provide the listed building with an exceptionally attractive setting, which is appropriate to the period of the house. Historic maps strongly suggest that the setting of the house has been little altered, and the current arrangements of garden landscaping and outbuildings are likely to have been in place since the mid-19th century. They are maintained in excellent condition, and are a significant part of its historic interest.

Attached to the east side of the house is a narrow single storey range of former workshops and garden stores, as well as a walled kitchen garden and attached outbuildings. The attached single storey range and walled garden appear on the earliest OS map (circa 1870). A remaining single storey structure, with a lean-to roof, is attached to the north side of the brick wall linking the house to the walled kitchen garden. In recent years this building was converted from its former use, as garden stores and workshops, to a gym and further accommodation for the house.

Proposal

Internal alterations and erection of a new single storey outbuilding on the west side of the house to provide a 2 bay garage with link to the main house, comprising a wc, boot room and workshop.

Relevant Planning History

W19493/02 (HOUSEHOLDER) Internal alterations and erection of new garage/workshop outbuilding with garden wall and link - Application Refused by committee - 08/11/2010
W19493/03LB Internal alterations and erection of new garage/workshop outbuilding with garden wall and link - Application Refused by committee - 11/11/2010

Consultations

South Downs National Park Authority: No comments received

Conservation: Objection

Internal alterations. No alterations to the fabric or the current arrangement of rooms are proposed, there is no objection to the proposed internal alterations.

Proposed extensions. The current application is for the construction of a new double garage/carport, and link building. Historic maps confirm that the access, walled kitchen garden, storage, services and outbuildings have previously been confined to the east and north sides of the house. The proposed extensions would introduce conspicuous new structures into the historic woodland and would require the removal of part of the tree screen.. The new structures would disrupt the existing, carefully conceived and well

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preserved asymmetry of the landscaped garden, and thereby harm the historic setting of the listed building.

The design of the proposed extension, comprise of a suburban style double garage with a simple ridge roof and bargeboards, connected by a flat roofed link. By contrast, the listed building is characterized by its "Georgian" classical style, parapet walls, hipped roofs and absence of bargeboards. The Historic Environment team's advice is that the design and form of extension would be inappropriate and unsympathetic to the listed building.

Environmental Health: No adverse comments

Trees:

No Objection subject to conditions

There are significant trees and some smaller specimens within the area that will be affected by the proposals. The Arboricultural Implications Assessment (AIA) reflects accurately the quality and category of tree stock. With regard to the proposed tree retention and tree loss, there are no major issues arising from an arboricultural point of view given their condition and public amenity, however I would suggest the Conservation and Landscape Officers may be better placed to judge the importance of these trees given the fact that they are situated within the garden of a Grade II listed building.

The arboricultural report does relate to the previous application and has not been amended to show the changes in the layout, but it should be noted that the amendments are an improvement as the footprint is smaller and the impact on the trees will be less. The arboricultural report will need to be amended in order to show the changes to the layout and to reduce the affects on the retained trees to a minimum.

Landscape: Objection

The proposals are considered unacceptable. There is a lack of a landscape management plan to properly assess existing garden design, its relationship with the listed building and wider contextual setting (including the nearby listed church and access) to help identify and assess possible alternative locations and justification for additional development as proposed.

The layout appears to be essentially unchanged since the late C19 with regard to immediate surrounds consisting of the drive, walled garden, containment and shelter of the house within a treed setting on North and West boundaries and uninterrupted view of garden to the south from the house. It is probable that the original garden layout evolved alongside the house in the C18, including the woodland area to west and north of house, although this would need to be verified. The existing outbuilding and walled garden to the East are Victorian. A second building that appears to have formed part of the walled garden boundary has since been demolished, which opens up visual links with the church from the breakfast room but arguably compromises the integrity of the walled garden as a significant feature with its partial loss of boundary wall.

The applicant has amended the proposed drive access 'to re-use an existing walkway through the trees, which takes the drive further away from the house.' In my opinion, this relocation of the drive results in further encroachment of an existing group of trees which has significant amenity value when seen in the context of the setting of the listed building and when approaching the front of house with the ground rising significantly from the main entrance. The proposed new drive through existing trees will result in the loss of

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10no young yew and holly trees (ref tree report) which currently provide an effective evergreen understorey when seen from front of house as well as proposed works to a visually prominent mature yew tree consisting of 'pruning back of branches on north side by 1.50m or crownlifting to give 2.50m clearance above ground level' presumably to allow clear vehicular access to garage/workshop. These works will open up and fragment the existing tree group and further extend the long driveway.

The location of the proposed garage is also of concern as it involves cutting into an existing bank close to mature trees and reducing levels by up to 2.50m in the South West corner. It is not clear how this change of level will be accommodated in terms of retention and prevention of any negative impact on tree roots in the future eg new retaining wall and/or steep banks causing soil erosion and damage to roots. Bringing the garage closer to the house may overcome this concern and move proposed works further away from existing trees to be retained.

This proposal is considered to have an adverse visual impact on the setting of the house and grounds for the reasons stated above and with reference to PPS5.

Archaeology:

The proposed development includes a garage and link building together with a new garden wall. Due to the topography of the site, these would be partially sunk into the ground. Any archaeological remains present within the development area would be adversely affected. Archaeology has no comment to make on the proposed internal alterations.

Should planning consent be granted then in accordance with PPS5 (Planning for the Historic Environment, 2010) and Policy HE.1 of the Winchester District Local Plan Review, this should be subject to an archaeological condition, in mitigation of development. If this application is to be refused for on other policy grounds, please append a reason that currently the proposed development is contrary to PPS5 and Policy HE.1 of the Winchester District Local Plan Review in that it fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development, on a site which is considered to be of archaeological interest.

Representations:

Hambledon Parish Council:

The Parish Council supports this revised submission. However, whilst the revised plans do address some of the previous concerns, they could be said to ignore the principal objection to the siting of any extension. There is also a concern that the garage design might not be suitable to adjoin an historic listed building.

No letters received objecting to the application.

3 letters of support received.

- In favour of the proposed garage being sited next to the house and screened by trees. Here it would have minimal impact on the attractive North elevation of the house. On the south garden side it would be largely concealed by an new brick wall, built sympathetically of 18th century bricks to match the existing brick wall to the east side of the house. The suggestion to site the proposed building on the east side of the curtilage, on the site of the present garage, would be infinitely more damaging.
- The proposed garage construction would be of great practical use for the present and

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for future owners of the Manor, it would in fact be an enhancement to the whole property.

- This is a classical manor house mid 18th century showing typical balanced, symmetrical proportions. A wall to the right (looking at the front of the house) would mirror the one to the left giving a more pleasing balanced overall effect.
- Additional benefits would be enhanced security to the rear of the house and cars would be parked within garage rather than in front of the house, giving a more pleasing and original view to the architecture.

Relevant Planning Policy:

South East Plan 2009:

C2

Winchester District Local Plan Review

DP3 HE14 HE1 DP4 CE23

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS5 Planning and the historic environment

PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance

Bramdean Village Design Statement

Other Planning guidance

Hampshire Historic Landscape Assessment

Planning Considerations

Principle of development

Policy CE23 in the adopted Local Plan allows, in principle, for the extension of houses in the countryside subject to criteria being met relating to landscape impact and protection of small dwellings. The dwelling is not classed as a small dwelling for the purposes of this policy, and therefore there is no objection to the size of the extension under policy CE23. The issue of whether the development causes increased visual intrusion is considered later in the report.

It is considered that this proposal is contrary to policy HE14 of the Winchester District Local Plan Review 2006 as the alterations to the listed building will adversely affect its architectural and historic character. This is explained in detail below.

It is not considered that the application in terms of design, scale and layout, responds positively to the character, appearance and variety of the local environment contrary to Policy DP3(ii).

It is however considered that the proposal would not have an unacceptable adverse impact on adjoining land, uses or property, therefore its in accordance with policy DP3(vii).

The Arboricultural Officer considers that the development would not detract from, or result in the loss of, important trees or hedgerows in accordance with policy DP4.

The application is not in accordance policy HE1 as provision has been not been made for the preservation of important archaeological sites. However it is considered that this issue could be conditioned should permission be given.

Policy C2 of the South East plan applies to the development as it is within the National Park boundary. The two statutory purposes of the National Parks' designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas; and

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- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between the two, conservation takes precedence. The provisions of government policy relating to National Parks (currently including PPS7, English National Parks and the Broads circular dated March 2010 and the SE Plan) apply.

Impact on the character of the listed building and surrounding area

Internal alterations. No alterations to the fabric or the current arrangement of rooms are proposed. The proposed removal of modern bathroom fittings, and the installation of new bathroom fittings, wine racks and fitted cupboards, would not normally require listed building consent, and there is no objection to the proposed internal alterations.

Proposed extensions. The current application is for the construction of a new double garage/carport, attached to the house via a link building, containing a workshop, boot room and WC. As with the previous application, these extensions would occupy part of the edge of dense woodland on the west side of the house. The approach drive to the garage/carport would be aligned to run through the group of trees, following the line of an old footpath, with a tree and shrubs retained close to the northwest side of the house. A number of trees and shrubs are marked for removal to accommodate the new extensions and driveway.

The proposed new garage/carport would have brick walls and timber doors, under a steeply pitched ridge roof, clad with tiles. The small, single storey flat roofed extension would be demolished and a larger flat roofed link constructed, connecting the garage/carport to the west side of the house. On the previous application, (which was refused), the garages and link were larger on plan, the link had a pitched roof, and the garage roof was hipped and partly concealed behind a brick parapet. The footprint of the extension has been reduced from approximately 117sqm to 78sqm and it is acknowledged that this is significant.

Historic maps confirm that the access, walled kitchen garden, storage, services and outbuildings have previously been confined to the east and north sides of the house. On the west side of the house, trees were planted close to the house, to provide a landscaped woodland setting. The proposed extensions, whilst smaller than the refused proposals, would still require the removal of part of the tree screen. Due to the need to excavate the steeply sloping ground near the trees, it seems likely that, in practice, more trees than shown would be lost.

The proposed extensions would introduce conspicuous new structures into the historic woodland on the west side of the house, (which the applicant describes as an “under used area”). It is considered that new structures would disrupt the existing, carefully conceived and well preserved asymmetry of the landscaped garden, and thereby harm the historic setting of the listed building.

In considering the amended design of the latest extension, it is considered that the proposed additions represent a suburban style double garage with a simple ridge roof and bargeboards, connected by a flat roofed link to the main house. By contrast, the listed building is characterized by its “Georgian” classical style, parapet walls, hipped roofs and absence of bargeboards. The Historic Environment Team’s advice is that the design and form of extension would be inappropriate and unsympathetic to the listed

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building.

Alternatives. Traditionally, stables and other outbuildings would have been located further from the house, to minimize their effect on views of the house, or they would have been modest, narrow range structures.

It has been noted that all existing outbuildings are currently confined to the east side of the house. The Historic Environment team recommends that any further alterations or outbuildings should follow this precedent. From inspection of these buildings, and the evidence of old maps, it appears that the existing garages, boiler room and greenhouse on the east side of the site may all be of 20th century origin, and of little or no architectural or historic interest. In order to create further accommodation, the Historic Environment Team have suggested that several of these existing structures could easily be converted, or even sympathetically extended, without causing harm to the historic setting of the house or the nearby Grade II* listed church.

Historic maps shown there was previously an additional structure on the site. This was on the east side, attached at a right angle to the existing single storey range. In recent years, a former owner chose to convert the remaining part into domestic accommodation. This could easily be used as a “link” to a new narrow range of garages. This solution would avoid the need for intrusive new structures on the previously undeveloped west side, and preserve the calculated asymmetry of the landscape setting of the listed building. It would also re-instate the historic form of the walled kitchen garden, which was disrupted when the outbuilding was removed.

PPS5 Planning Practice Guide HE.10 states that *“the contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting...”*. In this case, a traditional narrow, low structure of appropriate design would re-instate previous arrangements and reinforce the historic asymmetry of the landscaping.

Justification. The applicant has described the benefits of the extensions in terms of the use of the house. However, PPS5 requires harmful alterations to be justified in terms of public benefits. In this case, it is considered that there are no benefits to the historic building, or other public benefits, to set against the harm that the proposals would cause to the setting of the listed building explained above.

The architect suggests that the new extensions would “add an element of symmetry to the garden (southwestern) elevation, currently missing from the present arrangement”. Historic maps show the garden has always been strongly asymmetrical, with uninterrupted woodland on the west side of the house. Garden walls and outbuildings are an integral part of the landscaping, and these are confined to the east side of the house, reinforcing the asymmetry of the garden.

Even if the proposed scheme were implemented, the appearance from the garden would not be symmetrical, because the appearance of the new wall would be unbalanced by the sloping ground, the woodland, and the bulky new garage roof protruding above the wall.

The present landscaping arrangements are a significant part of the history of the house and they provide an appropriate setting for the listed building. The revisions that have been shown on the amended scheme do not address or resolve the principal conservation issues have been raised in connection to previous applications.

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Landscape/Trees

There are significant trees and some smaller specimens within the area that will be affected by the proposals. With regard to the proposed tree loss, there are no major issues arising from an arboricultural point of view given their condition and public amenity. However given the fact that they are situated within the garden of a Grade II listed building concerns have been raised regarding the affect on the setting of the listed building. The gardens and woodland provide an exceptionally attractive setting, which is appropriate to the period of the house. They are maintained in excellent condition, and are a significant part of its historic interest.

Also there will be a need to excavate the steeply sloping ground near the trees and reducing levels by up to 2.50m in South West corner. It is not clear how this change of level will be accommodated in terms of retention and prevention of any negative impact on tree roots in the future eg new retaining wall and/or steep banks causing soil erosion and damage to roots.

The proposed garage is located very close to the retained trees, which will continue to grow larger. There are likely to be pressures to prune or fell some of these trees in the future, however due to the number of trees present on the land, and the location of the site, this would not have a damaging impact on the wider landscape of the National Park. Furthermore, it is considered that the development would not lead to increased visual intrusion in the countryside and so the application does not conflict with Policy CE23.

Conclusion

It is accepted that this latest proposal is significantly smaller than the previously refused proposals, and that changes have been made to the detailed design of the garage and link. However, the current plans do not overcome the objections to extending the west side of the house and therefore the application is recommended for refusal.

Recommendation
Application Refused

Reasons

1 The proposed extension and garage building by means of their siting and design would disturb the existing, carefully conceived and well preserved, asymmetry of the landscaped garden, thus harming the historic setting of the listed building, and the proposal would have a detrimental impact on the character of Bramdean Manor. The proposal is therefore contrary to Local Plan Policy HE.14, and PPS5 and conflicts with the South Downs National Park as it would not conserve or enhance the cultural heritage of the area.

2 The proposed development is contrary to PPS5 and Policy HE.1 of the Winchester District Local Plan Review in that it fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development, on a site which is considered to be of archaeological interest.

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Informatives:

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: HE14 DP4 HE1

South East Plan: C2