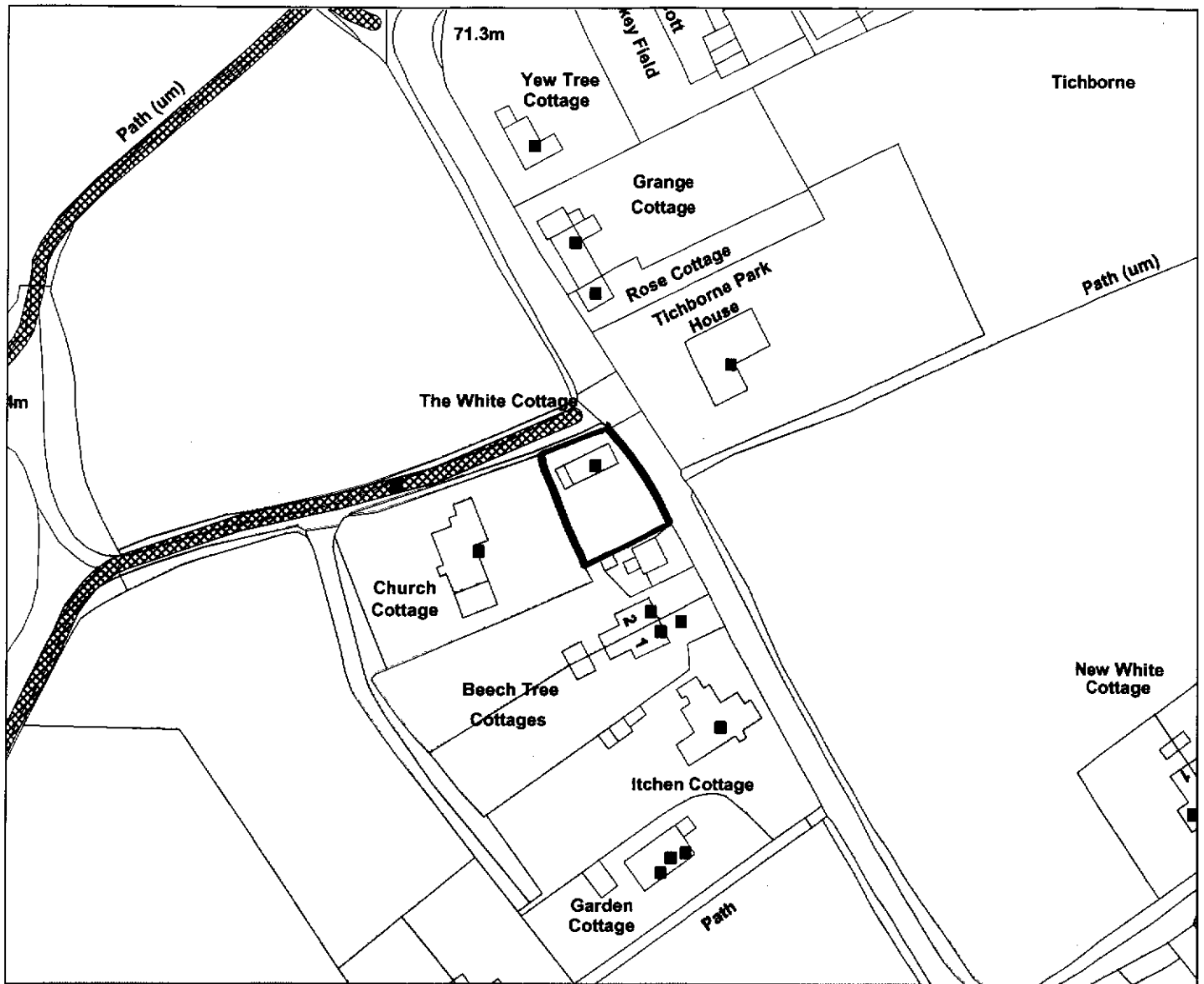


# The White Cottage, Church Lane, Tichborne

12/00173/SFUL



**Legend**

Scale:



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<b>Organisation</b>	Winchester City Council
<b>Department</b>	Development Services
<b>Comments</b>	
<b>Date</b>	21 March 2012
<b>SLA Number</b>	00018301

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 3  
**Case No:** 12/00173/SFUL / W16078/02  
**Proposal Description:** (HOUSEHOLDER) Demolition of existing single storey side extension and construction of new two storey side extension and erection of 2no canopies to the frontage.  
**Address:** The White Cottage Church Lane Tichborne Alresford Hampshire  
**Parish, or Ward if within Winchester City:** Tichborne  
**Applicants Name:** Mr C Ottley  
**Case Officer:** Beverley Morris  
**Date Valid:** 2 February 2012  
**Site Factors:** Tichbourne Conservation Area  
  
County Heritage Site  
Conservation Area  
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 for a listed building and listed building application 12/00180/SLIS is also under consideration.

### Site Description

The White Cottage is a small two storey detached property situated in a corner location. The dwelling is timber framed with a thatched roof and is a grade II listed building. The White Cottage has an existing single storey side extension adjacent to the boundary with Church Cottage. The surrounding area is characterised by older traditional style dwellings the majority of which are also listed.

### Proposal

The application proposes the demolition of the existing single storey side extension and its replacement with a full height two storey side extension to be constructed of matching materials. In addition the erection of two canopy porches over the two doors to the front of the property is proposed.

### Relevant Planning History

**99/01281/TPC** - Removal of dead top and thin one Sycamore tree. PER 25th August 1999.

**11/02241/STCON** - 1no. Sycamore fell. NOOBJ 5th January 2012.

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## Consultations

### Historic Environment

The Conservation Officer notes that pre-application advice was given regarding the proposals with an objection raised to a full height side extension and the Officer has not been convinced otherwise through this proposal. The proposal detrimentally affects the special character of the small scale listed building and its fabric. The retention of the original planform and roof shape is important to maintaining the character of this little timber framed building with its half-hipped thatched roof. Originally the building was two cottages, most likely converted into one after a fire where the loss of one of the chimneys has been replaced with stairs. Today there is no through access from one end of the property to the other at first floor level resulting in the end bedroom as only being accessible by a vertical ladder from the kitchen.

The proposal is to demolish the ground floor lean-to bathroom and utility room and extend the western end of the cottage at a matching height to the existing to accommodate stairs, provide an additional bedroom, convert two existing small bedrooms to bathrooms at first floor level, a larger kitchen and a cloakroom on the ground floor.

An objection is raised to the principle of adding a two storey extension where proposed and it is also questioned whether the skilling in the proposed extension would give the required amount of liveable space desired. In addition this proposal would incur the loss of historic fabric and features.

The impact of this proposal on the character of the conservation area would be neutral as the design matches the character of the existing cottage. However the sycamore tree at the front of the property has been granted permission to be felled (11/02241/STCON) making any proposal to extend at the side of the property much more visible in the conservation area. The objections relate to the harmful impact of the proposal on the listed building and override those on the minimal effects on the character and appearance of the conservation area.

The other part of the proposal is to construct a simple pitched roof canopy over each of the two entrance doors on the front elevation no objection to this element has been raised, subject to detail.

Whilst there would be support for the demolition of the poor quality 20<sup>th</sup> century single storey lean-to extension with a better conceived single storey it is appreciated this would not provide the desired amount of additional accommodation.

As an alternative a 1.5 storey extension could be considered in the rear garden linked at the side (west) end of the property to incorporate the extra accommodation required. This would retain the special low key features and intimate scale of the small cottage. The impact of such an extension should be less harmful to the setting of the listed building and although it would be visible, should not affect the character of the conservation area. The Conservation Officer advises that the existing small bedroom could then be regarded as loft space and accessed as such. The conversion of this space into a bathroom would entail the loss of the essential character and historic fabric of this small space thereby affecting the significance of the listed building. There may also be concerns over converting the bedroom at the east end of the cottage into another bathroom if the proposal affected the exterior fabric with air and soil vents.

### Engineers: Highways:

The highways Officer has confirmed that the proposal does not have any significant highway implications

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**Representations:**

Hambledon Parish Council

- No objection

4 letters of support have been received which raise the following points:

- The proposal would be an improvement over the existing side extension
- The proposal would enhance the existing property

**Relevant Planning Policy:**

Winchester District Local Plan Review

HE14, HE4, HE5 and CE23

National Planning Policy Guidance/Statements:

Planning Policy Statement 5 – Planning for the Historic Environment

**Planning Considerations**

Principle of development

The site of the proposed development is located within the South Downs National Park. The purposes of the South Downs National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of their areas and to promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

The site of the proposed development is located in an area which is designated as countryside so policy CE23 is relevant. In the case of dwellings of less than 120sq.m in floor space (The White Cottage has a floor space of approximately 95sq.m) extensions are limited under policy CE23 to an additional 25% over the existing floor space, in order to retain small, more affordable dwellings in the countryside. The proposed extension represents an increase of approximately 20% and is therefore in accordance with policy CE23 in this regard.

Design/layout and impact on the listed building

The existing timber framed building is small in scale and retains its original planform and roof shape. The addition of two small canopy porches to the front elevation is considered to be in keeping with the character of the dwelling and they are considered to be of an appropriate scale.

The addition of a full height, two storey extension however is considered to have a detrimental impact on the special character of the listed building as retaining the original planform and half hipped thatched roof are integral to maintaining its special low key features and intimate scale.

In addition the proposed two storey extension and internal alterations would involve the loss of historic fabric. The proposal is therefore contrary to policy HE14 of the Winchester District Local Plan Review 2006.

Impact on the character and appearance of the conservation area and the South Downs National Park

The proposal would be visible within the street scene and from the adjacent footpath, but given the scale, form and materials of the extension in relation to the setting of the property, it is considered that the extension would not constitute an intrusive form of

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development and would not have a detrimental impact on the character and appearance of the conservation area. Further more it would not conflict with the purposes of the South Downs National Park.

**Impact on Neighbouring properties**

Given the distance and difference in levels between the two properties with The White Cottage sitting at a lower level than Church Cottage, which is located adjacent to the application site, it is not considered that the proposal would have a detrimental impact on neighbouring amenity. The existing boundary treatment in the form of a hedge with trees and shrubs would further reduce the impact of the extension on the neighbour. It is considered that no other nearby properties would be significantly affected by the two storey extension given the distances involved.

**Recommendation**  
Application Refused

**Reason:**

1. The proposed two storey extension by reason of its size and design in relation to the existing cottage is contrary to policy HE14 of the Winchester District Local Plan Review 2006 as it would have a detrimental impact on the architectural and historic character of the listed building and would involve the unacceptable loss of historic fabric..

**Informatives:**

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

Winchester District Local Plan Review 2006: HE14, HE4, HE5 and CE23

**City Councillor's request that a Planning Application be considered by  
Planning Development Control Committee**

<b>Request from Councillor: <u>Harry Verney</u></b>
<b>Case Number: <u>2/00173/SFUL and 12/00180/SLISv</u></b>
<b>Site Address: <u>The White Cottage Tichborne</u></b>
<b>Proposal Description:</b>  <b><u>Side extention</u></b> <b><u>Requests that the item be considered by the Planning Development Control Committee for the following material planning reasons: I think the cottage is so constrained as to be barely inhabitable in the 21<sup>st</sup> C. A few concessions to modern living conditions must be made and these appear to be tasteful plans with the support of 7 neighbouring people.</u></b>  <b><u>I do not agree with th Conservation officers view as I think the extention is in keeping with the existing building and the historic setting</u></b>

- Members should make their request as quickly as possible otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to Committee unnecessarily

**Once completed, please email this form to the relevant Planning Case Officer or to the Head of Planning Management.**