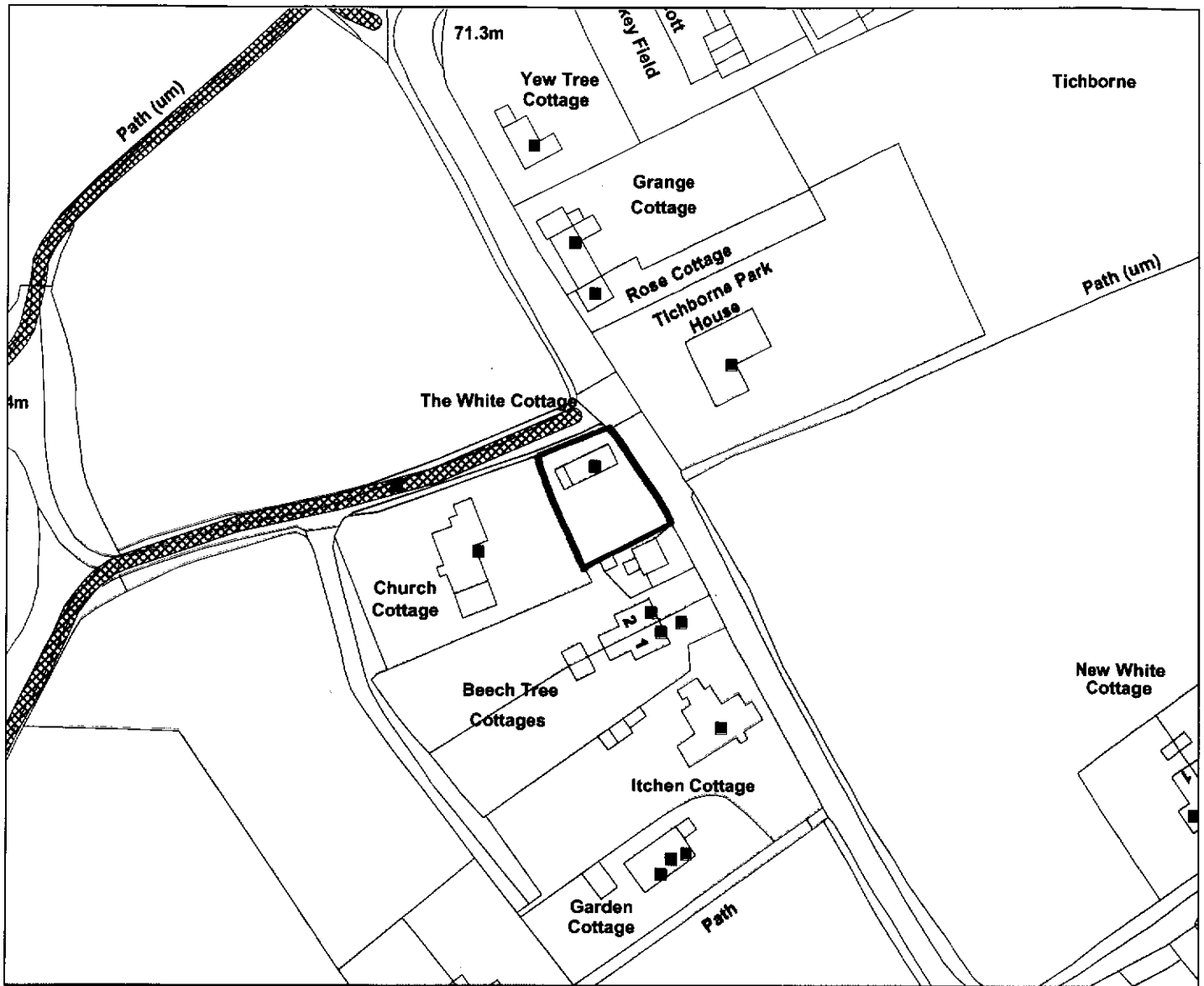


The White Cottage, Church Lane, Tichborne

12/00180/SLIS



Legend

Scale:



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|---------------------|-------------------------|
| Organisation | Winchester City Council |
| Department | Development Services |
| Comments | |
| Date | 21 March 2012 |
| SLA Number | 00018301 |

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 4
Case No: 12/00180/SLIS / W16078/03LB
Proposal Description: Demolition of existing single storey side extension and construction of new two storey side extension and erection of 2 no. canopies to the frontage. AFFECTS THE SETTING OF A LISTED BUILDING)
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

The accompanying planning application 12/00173/SFUL is also included elsewhere in the agenda

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 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 20th 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 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.

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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

National Planning Policy Guidance/Statements:

Planning Policy Statement 5 – Planning for the Historic Environment

Planning Considerations

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

In addition the erection of a two storey extension and the conversion of the existing bedroom to a bathroom, would involve the loss of parts of the historic fabric of the listed building.

The proposal is therefore considered to be contrary to policy HE14 of the Winchester District Local Plan Review 2006 as it would adversely affect the architectural and historic character of The White Cottage.

Recommendation

Application Refused

Reasons

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