

PLANNING (VIEWING) SUB-COMMITTEE

25 November 2014

Attendance:

Councillors:

Johnston (Chairman) (P)

Evans (P)

Izard (P)

Jefferies (P)

McLean (P)

Pearson (P)

Read

Ruffell

Rutter (P)

Scott (P)

Others in attendance who did not address the meeting:

Councillor Wright

Officers in attendance:

Mrs J Pinnock – Head of Development Management

Mrs H Parvin – Historic Environment Officer

Mrs A Davidson – Head of Historic Environment

Miss E Ellam – Planning Solicitor

1. **APPOINTMENT OF CHAIRMAN**

RESOLVED:

That Councillor Johnston be appointed as Chairman for this particular meeting in the absence of the Chairman and Vice Chairman of the Planning Committee.

2. **39, NORTHBROOK, MICHELDEVER – (HOUSEHOLDER) TWO STOREY SIDE EXTENSION INCORPORATING 2 NO. ROOFLIGHTS AND 1 NO. DORMER, REMOVAL OF EXISTING CARPORT AND ALTERATIONS TO GARAGE TO CREATE STORE – 14/01902/FUL**

(Report PDC1008 refers)

At its meeting held on 13 November 2014, the Planning Committee agreed that the above application be referred to the Sub-Committee for determination, as Members agreed to view the proposed extension in its context to determine whether it was sympathetic to the historic building.

Therefore, immediately prior to the public meeting, the Sub-Committee visited the site where it noted the location of the existing buildings, the impact that the

proposed extension would have in relation to the historic building and to consider the impact on the view from the street scene.

The Head of Development Management referred Members to an additional Update Sheet to that previously accepted as an addendum to the original Committee Report. This outlined the amended plans that had been submitted by the applicant since the last meeting of the Planning Committee held on 13 November, and sought to incorporate the changes suggested by the Head of Historic Environment at the last meeting and in the Update Sheet, appended to the report.

The amended plans received on 17 November 2014 incorporated the following changes:

- Propose timber weather boarding to be painted black;
- Remove the glazed gable feature in the south elevation to be replaced with a small square window
- Remove the lower two window panes either side of double door on the east (rear) elevation
- Reduce the size of the dormer to the east (rear) elevation, which had the effect of reducing the height of the dormer, and setting it slightly lower than the ridge line.

The Update Sheet outlined that whilst the amendments were welcomed by the Head of Historic Environment, they failed to address the concerns relating to the reduction of the depth or size of the extension, and reductions to window proportions or the size of the proposed extension which remained at a 56% increase on the original. This remained contrary to Policy CE.23 of the Winchester District Local Plan Review and Policies HE.14 & DP.3 of the Winchester District Local Plan Review 2006 and Section 12 of the National Planning Policy Framework, in that it failed to respond positively to the listed building and its setting due to its size and unsympathetic detailing.

The site comprised relatively large 0.1093 hectare plot, one of three Grade II Listed terraced cottages of 16th century origin, which was set adjacent to the main road through Northbrook, Micheldever. Within the plot were several ancillary buildings including a garage and carport towards its front and some older small agricultural structures towards the rear of the plot. There was currently an unsympathetic single storey flat roofed 20th century extension attached to the listed building.

The Head of Development Management reminded Members that at the meeting held on 13 November 2014, the Committee had received public participation from Tiffany Llewelyn (applicant) and Rupert Greatrix who spoke in support of the application. Councillors Godfrey and Lipscomb had also addressed the Committee as Ward Members, in support of the application.

The Head of Development Management presented the application to re-familiarise Members on the proposal, taking into account the amended plans received, as set out in the additional Update Sheet, and as outlined above, and answered Members' questions thereon.

During questions, the Sub-Committee noted that it was the officers' view that despite the amended plans submitted by the applicant being an improvement to the proposal, the revised plans failed to reduce the depth or size of the extension to make it subservient to the listed building. As a result, the application remained contrary to policy and was recommended for refusal.

During debate, some Members commented that the amended plan was a marked improvement on the existing flat roofed extension and welcomed the applicant's efforts in attempting to meet the requirements.

Members discussed the balance between the effect of the proposed development on the listed building and the impact on the surrounding countryside area and took into consideration the fact that no objections had been received from neighbouring properties, local community residents or the Parish Council. It was also considered that approval of the application would not set a precedent.

At the conclusion of debate, and referring to the amended application presented at the meeting the Sub-Committee resolved to grant planning permission. This was because the Sub-Committee considered the application (as amended) was acceptable in terms of its sympathetic design and that materials being used were in keeping with the surrounding area, thereby imposing no detrimental impact to neighbouring properties or the countryside setting, having regard to Policy CE23 of the Local Plan. Members also did not consider the increase in size would be contrary to the aims of the policy and the dwelling would remain relatively small, nor would allowing this application set a precedent in determining whether other applications accorded with policy CE23. In granting planning permission, the Sub-Committee delegated to the Head of Development Management (in consultation with the Chairman) authority to set appropriate conditions, which would include the standard condition that development shall begin within 3 years.

RESOLVED:

That planning permission be granted to the amended plans submitted on 17 November 2014, as set out in the Update Sheet circulated at the meeting and authority be delegated to the Head of Development Management (in consultation with the Chairman) to set appropriate conditions, which would include the standard condition that development shall begin within 3 years.

3. **39 NORTHBROOK, MICHELDEVER – (HOUSEHOLDER) TWO STOREY SIDE EXTENSION INCORPORATING 2 NO. ROOFLIGHTS AND 1 NO. DORMER, REMOVAL OF EXISTING CARPORT AND ALTERATIONS TO GARAGE TO CREATE STORE (CASE NUMBER 14/01903/LIS)**
(Report PDC1008 refers)

Although the Sub-Committee voted on the two applications separately, this item was considered in conjunction with the above application. Therefore, for the reasons set out above, the Sub-Committee agreed to grant listed building

consent to the amended application submitted on 17 November 2014, incorporated within the Update Sheet circulated at the meeting. As this application related to the listed building consent, policy CE23 was not a determining factor. The Committee agreed to granted listed building consent subject to a series of conditions, the precise wording delegated to the Head of Development Management in consultation with the Chairman.

RESOLVED:

That listed building consent be granted to the amended plans submitted on 17 November 2014, as set out in the Update Sheet circulated at the meeting, subject to a series of conditions, the precise wording delegated to the Head of Development Management, in consultation with the Chairman

The meeting commenced at 11.00am and concluded at 12.00noon

Chairman