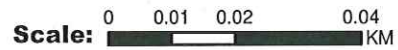
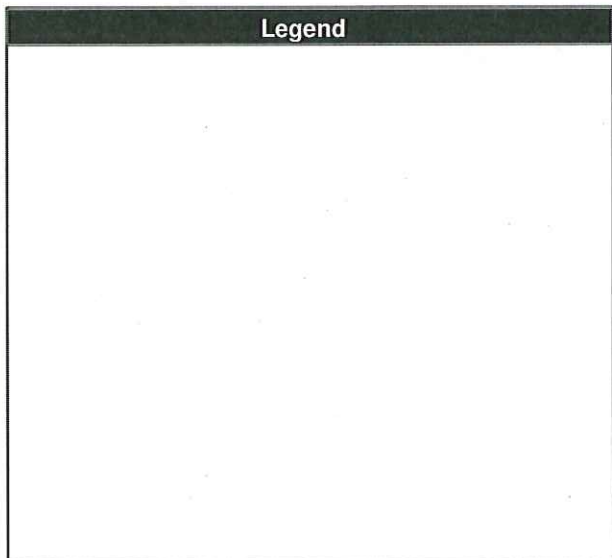
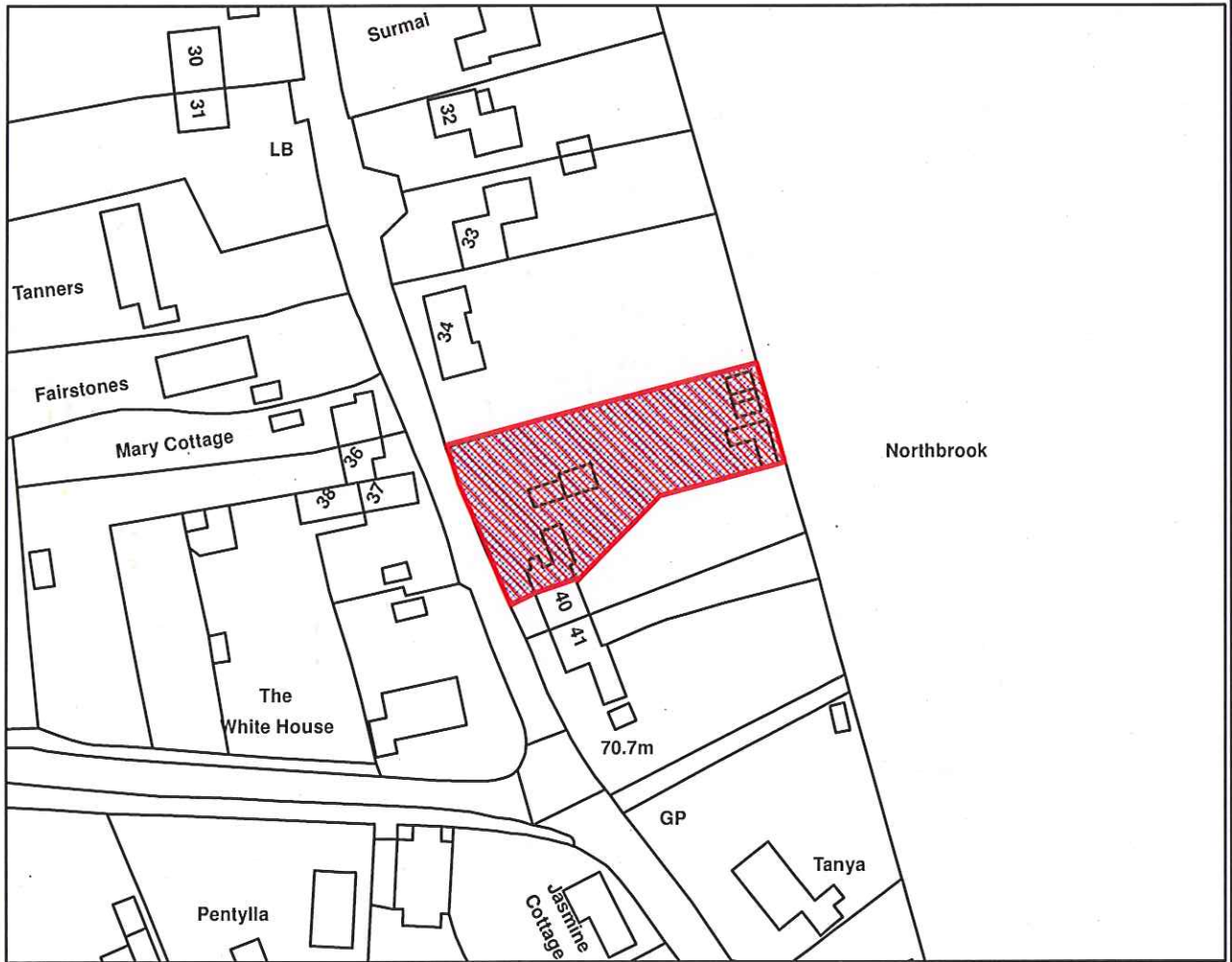




14/01902/FUL



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Organisation	Winchester City Council
Department	Winchester GIS
Comments	Not Set
Date	29/10/2014
MSA Number	100019531

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

**Item No:** 4  
**Case No:** 14/01902/FUL / W20550/01  
**Proposal Description:** (HOUSEHOLDER) Two storey side extension incorporating 2 no. rooflights and 1 no. dormer, removal of existing carport and alterations to garage to create store  
**Address:** 39 Northbrook Micheldever Winchester Hampshire SO21 3AJ  
**Parish, or Ward if within Winchester City:** Micheldever  
**Applicants Name:** Tiffany Llewelyn  
**Case Officer:** Nicholas Billington  
**Date Valid:** 3 September 2014  
**Site Factors:** Within 50m of Listed Building  
Public Rights of Way  
**Recommendation:** Application Refused

### General Comments

This application is reported to Committee because of the number of letters of support received.

This application is reported to committee in conjunction with the Listed building application reference 14/01903/LIS. The proposal is the same for both applications.

The applicant had in-principle advice from Historic Environment at pre-application stage as well as some details of general design principles relating to the scheme.

### Site Description

The site is situated in the village of Northbrook just to the north of the larger village of Micheldever and within a relatively large 0.1093 hectare plot. No. 39 is one of three Grade II Listed terraced cottages of 16<sup>th</sup> century origin. It sits adjacent to the main road through Northbrook.

Within the plot are several ancillary buildings such as a garage and carport towards its front and some older small agricultural structures such as a chicken coop towards the rear of the plot. Attached to the listed building is an unsympathetic single storey flat roofed 20<sup>th</sup> century extension.

The area is mainly characterized by low density residential properties, normally set within fairly large and open plots. The design and age of properties in the vicinity is generally quite mixed, with some other thatched properties within the vicinity, but also properties constructed more recently and of a more contemporary design. Overall, whilst there is little uniformity in specific design of built form, the area's character is informed by the substantial planting in the area, the spaciousness of the plots and the simple design of properties in the area as well as its rural setting.

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**Proposal**

The proposal is to demolish the existing flat roofed extension and replace it with a one and a half storey pitched roof extension with a dormer to the rear. The proposal extends further than the footprint of the existing building to be demolished on three of the four sides. The proposal will increase the total floor area of the property from approximately 90.46m<sup>2</sup> to approximately 141.12m<sup>2</sup>; a net increase of approximately 56%. All floor area measurements are approximate and relate to gross floor space, measured externally (i.e. to the external face of the outside walls of the building).

The existing oil tank and screening fence is moved to the northern edge of the site and the open car port to the front of the existing garage is also removed. The garage door is to be removed and the opening bricked up to form a storage area.

**Relevant Planning History**

None

**Consultations**

Head of Historic Environment: Objection

The Head of Historic environment supports the principle of demolishing the 20<sup>th</sup> century extension as it contributes nothing to the historic part of the Listed building. The Objection is raised due to the unrefined detailing of the proposal and its overall size as well as the retention and bricking up of the existing garage. In particular, Historic environment have raised objection to the size of the rear dormer, the particular detailing and size of the proposed fenestration, the proposed materials and the overall relationship of the proposal with the exiting listed building.

Head of Strategic Planning: Comment

The head of Strategic Planning considers the proposal to be contrary to Policy CE.23 in that it will increase the size of the dwelling by more than 25 per cent of the existing.

**Representations:**

Micheldever Parish Council

The parish council support this application for the following reasons:

- A local need for larger three bedroomed dwellings citing the 'Blue Print Initiative' as well as seeking higher quality dwellings.
- The applicant has consulted with officers at pre-application stage to find a 'design solution'.

0 letters received objecting to the application

Reasons aside not material to planning and therefore not addressed in this report

- Concern to ensure that right of way remains to the rear of No. 40. (Civil matter)
- The personal circumstances of the applicant and their family.

41 letters of support received from 32 different addresses (includes those representations received for related application 14/01903/LIS)

- Enhance the appearance of the existing property.

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- Sympathetic design of proposal.
- Use of appropriate materials.
- Poor quality of existing extension.
- De-clutter the street scene.
- Precedent in area for modern features.
- No detrimental influence on neighbouring properties
- Ample parking at the site.
- Lack of three bedroomed properties in area.
- Disagree with Policy CE.23
- Small size of existing property.
- Continued use of existing properties.
- The large size of the plot in relation to proposal.
- Improving cottage for modern family living standards.
- Poor condition of existing property.

**Relevant Planning Policy:**

Winchester District Local Plan Review  
DP.3, CE.23, HE.14

Winchester Local Plan Part 1 – Joint Core Strategy  
DS.1, CP.20

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

Supplementary Planning Guidance  
Micheldever Village Design Statement

Other Planning guidance  
None

**Planning Considerations**

Principle of development

The site is outside any defined settlement boundary and therefore is considered to be in the countryside accordingly adopted Policy CE.23 of the Winchester District Local Plan Review 2006 applies to all householder proposals. Policy CE.23 aims to retain small dwellings in the countryside by ensuring that their existing floor area is not increased by more than 25%.

The sympathetic modernisation and modest extension of the property, is in principle supported in order to improve the living quality of the property. Nonetheless, in this instance, the property's existing floor area is considerably below 120m<sup>2</sup> and therefore is classified as a small dwelling, as defined by policy CE.23. The net increase in floor area is approximately 56% and will result in a dwelling with a floor area of more than 120m<sup>2</sup>. Therefore it is considered that the proposal will result in the loss of small dwellings in the countryside and hence is contrary to Policy CE.23 of the Winchester District Local Plan Review.

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The 'blue print' exercise may have recognised a need for three bedroom properties in the area and will likely contribute to the evidence base of Winchester District Local Plan Part 2, but its validity has not yet been tested at formal public examination and therefore the weight given to such evidence is very limited at present.

Policy MTRA.3 relates to the development of new dwellings and not to the extension of existing dwellings and therefore is considered of little relevance to this application.

Furthermore, whilst the principle of demolishing the existing 20<sup>th</sup> century extension is supported, the proposed replacement is considered contrary to Policy HE.14 and section 12 of the NPPF in that the proposal fails to incorporate architectural and historic features important to the character of the listed building and will dominate the modest sized cottage.

Design/layout

The design has principally been informed by the desire to increase the size of the property to accommodate the size of the family living there as well as to improve the usability of the property, in particular the kitchen area which currently also acts as a circulation room.

The applicant has sought advice from Historic Environment at pre-application stage regarding the design of the proposal. Any advice provided at pre-application stage does not prejudice the consideration of a planning application.

The exterior of the property is to be clad in timber boarding and the roof is pitched 45 degrees and tiled with plain clay tiles. The extension is set back from the front of the principal elevation by approximately 5 metres and set down from the top of the cottage by approximately 1.2 metres. It is stated that the aim of the above is to give the building the appearance of a barn or outbuilding.

Internally the proposal provides a large kitchen-dining room with four small windows to the front and side. A large casement window and French door are proposed at the rear. In the roof space a large bedroom with en-suite bathroom is proposed. The bedroom receives light from two conservation roof lights, a large rear dormer and a high level gable window. All windows are to be timber framed.

The exterior of the property is to be clad in timber boarding with plain clay tiles on the roof.

Impact on character of area and neighbouring property

The main consideration is the affect that the proposal will have on the character and special interest of the historic part of the Grade II listed cottage.

The existing 20<sup>th</sup> century extension is not of any architectural merit and does not contribute to the character or setting of the listed building. Its demolition is in principle supported.

All the same, any new proposal still needs to ensure it fully respects the characteristics and features of the historic part of the listed building, respects its modest size and forms a sympathetic relationship between the old and new. The removal of a poor extension does not outweigh the need for an appropriate, high quality, replacement.

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Despite the set back and set down of the proposed extension, it is still considered too long and deep which results in it visually dominating the modest sized cottage. It is appreciated that the plot is relatively large given the size of the existing property, but the main consideration is the relationship between the size of the existing built form in relation to the proposal rather in relation to the size of the plot as a whole.

Furthermore, the detailing is considered not appropriate and requires significant refinement. The rear dormer is considered too large both in terms of width and height and the proposed gable window is an inappropriate feature given the proximity to the modest thatched cottage. The ground floor windows are also considered too large in comparison with the small size of the windows found on the existing dwelling and the front elevation should be single glazed. Finally, the materials proposed are not considered entirely appropriate and should be brick instead of timber boarding.

Also, the bricking up of the garage door is not considered appropriate as it will present a blank brick wall to the street frontage.

The effect of the poor detailing taken together with the proposal's size, means the extension would detract from the special interest of the listed building, erode its character and not create an appropriate relationship between the old and new, contrary to policy HE.14 of Winchester District Local Plan Review 2006.

The proposed gable window is the only aspect of the proposal that is in close proximity to and looks towards a neighbour's property (No. 40). However, given it serves a circulation area and is to be at high level, no harmful overlooking will be created.

In all other respects, given the position of the extension, its design, size and distance between respective neighbours, the proposals will not cause overlooking, overshadowing or appear overbearing on neighbouring properties; or have any other potentially unneighbourly impact that would warrant the refusal of the application.

Landscape/Trees

No significant planting or trees are affected by this proposal.

Highways/Parking

Sufficient parking is available on site to accommodate the number of cars likely to be parked at the property.

Other Matters

None

Overall, the proposal is considered in contravention of adopted policies CE.23, DP.3 and HE.14 of the Winchester District Local Plan Review as well as section 12 of the NPPF relating to the conservation and enhancement of the historic environment.

Therefore, refusal is recommended.

**Recommendation**

Application Refused subject to the following condition(s):

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**Reasons:**

1 The proposal is contrary to policy CE23 of the Winchester District Local Plan Review, in that the proposal results in a greater than 25% increase over the existing floor area of the dwelling, and will therefore result in the loss of a smaller, more affordable dwelling in the countryside.

02 The proposal is contrary to 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 fails to respond positively to the listed building and its setting due to its size and unsympathetic detailing.

**Informatives:**

1 In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

- the applicant was updated of issues arising during the assessment of the application but in this instance the concerns raised could not be overcome.

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

Winchester District Local Plan Part 1: DS.1, CP.20

Winchester District Local Plan Review 2006: DP.3, HE.14, CE.23