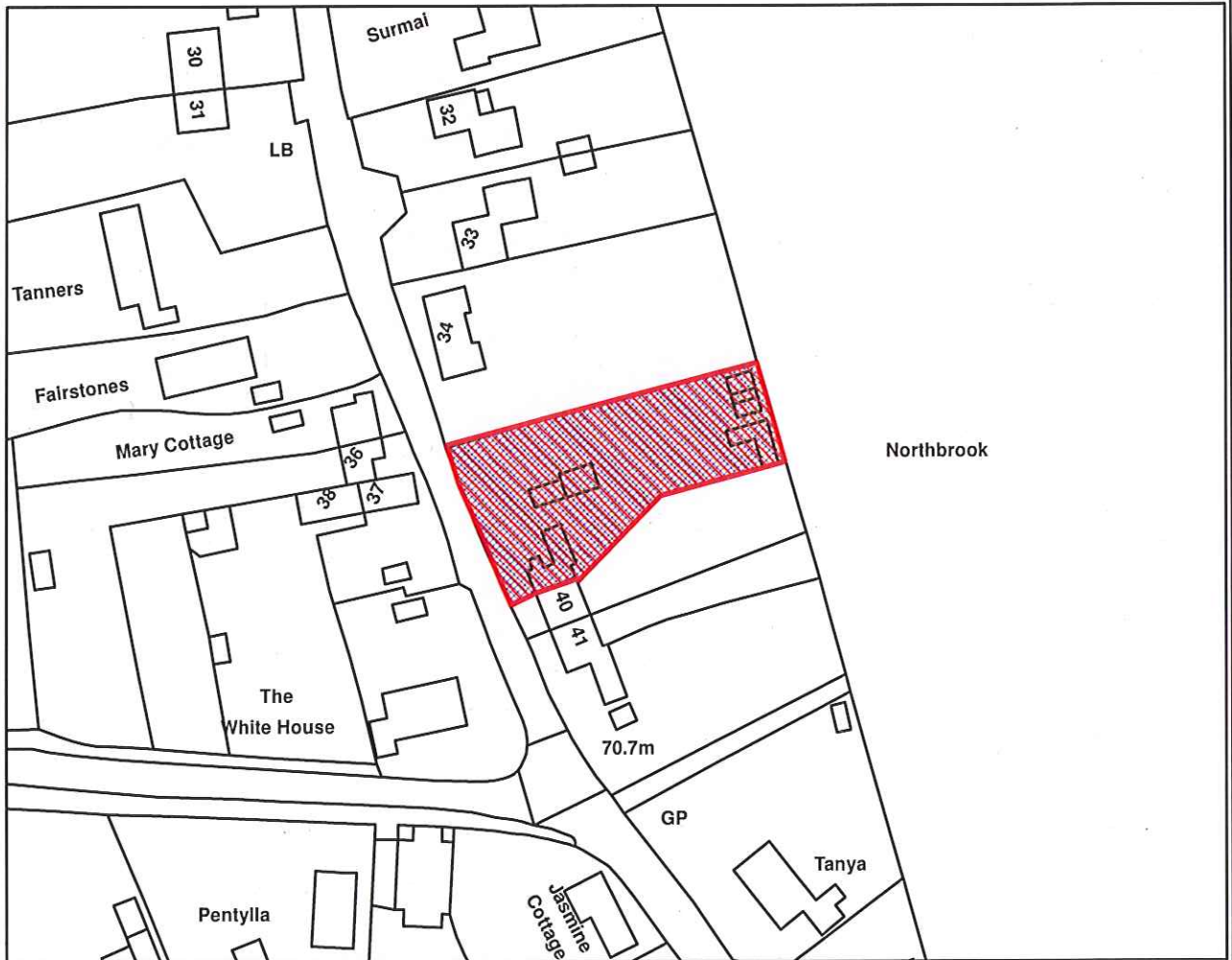
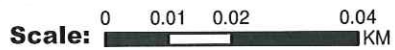




14/01903/LIS



Legend	



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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: 5
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, contrary to the Officer's recommendation.

This application is reported to committee in conjunction with the Listed building application reference 14/01902/FUL. 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 16th 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 20th 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 90.46m² to approximately 141.12m²; 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 20th 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.

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 listed building applications and therefore not addressed in this report

- Disagree with Policy CE.23
- The personal circumstances of the applicant and their family.

7 letters of support received from 6 different addresses.

- Enhance the appearance of the existing property.
- Sympathetic design of proposal.
- Poor quality of existing extension.

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- Creates a functional home.
- Adequate size of plot.

39 letters of support received from 30 different addresses for related planning application 14/01903/LIS.

Relevant Planning Policy:

Winchester District Local Plan Review
DP.3, 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

Whilst the principle of demolishing the existing 20th century extension is supported, the proposed replacement is considered contrary to Policy HE.14 and section 12 of the NPPF in that it fails to incorporate architectural and historic features important to the character of the listed building and will dominate the modest sized cottage to the detriment to the special interest of the listed building.

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 at the property 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.

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 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

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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 20th 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.

Despite the set back and set down of the proposed extension it is still considered too long and deep which results in the extension 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 windows 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.

Landscape/Trees

No significant planting or trees are affected by this proposal.

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.

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Recommendation

Application Refused subject to the following condition(s):

Reasons:

1 The proposed works are 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.

2 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