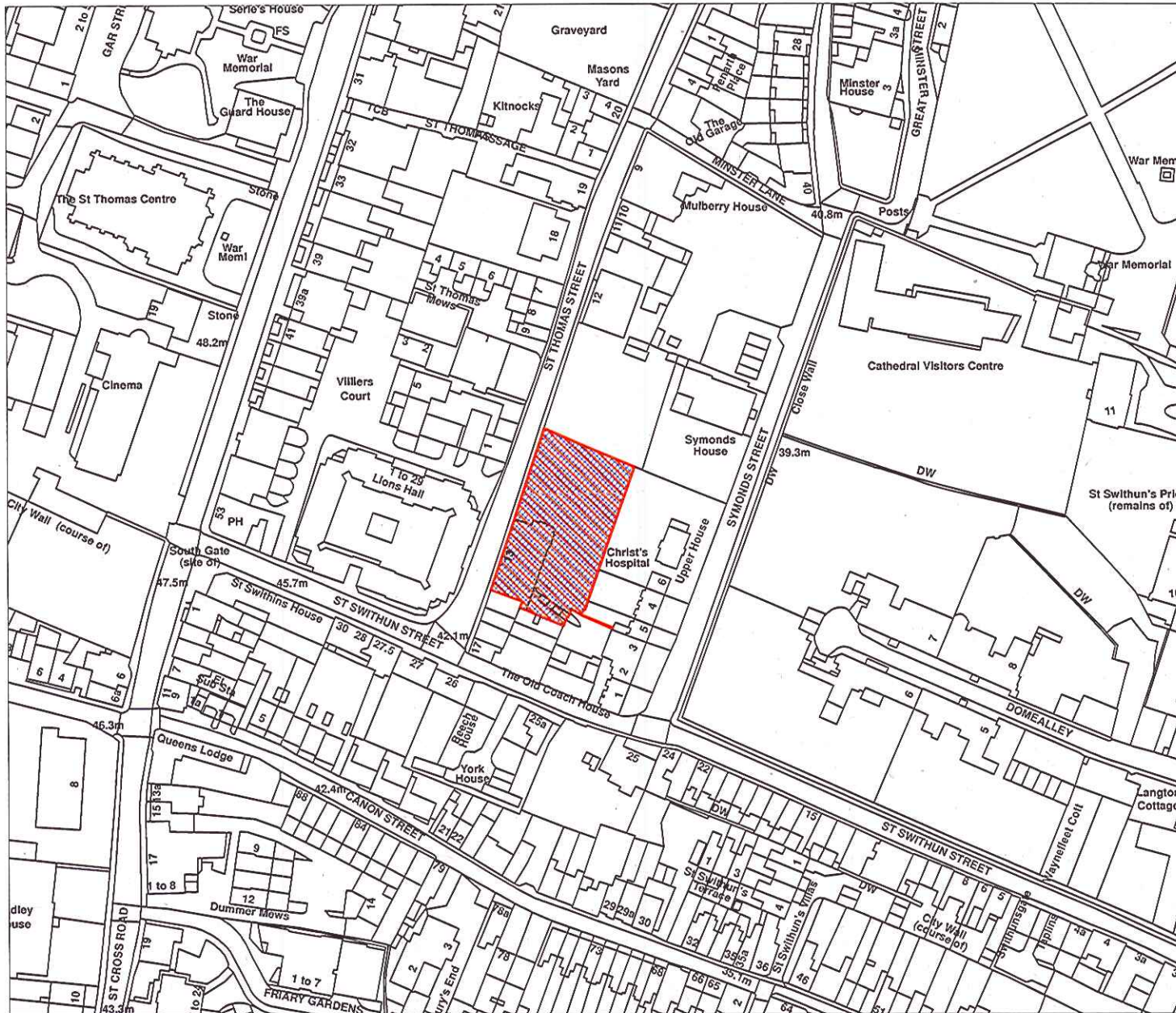
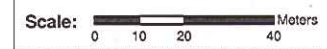


Highgrove House, St Thomas Street, Winchester

14/02773/LIS



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Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	18/02/2015
MSA Number	100019531

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 4
Case No: 14/02773/LIS / W23146/04LB
Proposal Description: Erection of single storey orangery to rear of property and garage with studio above to North East of property; alterations to entrance, car parking facilities and associated landscaping (RESUBMISSION).
Address: Highgrove House St Thomas Street Winchester Hampshire SO23 9HE
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mr Joe Cooper
Case Officer: Michelle Thomson
Date Valid: 28 November 2014
Site Factors: Winchester Conservation Area
Civil Aviation
Recommendation: Application Permitted

General Comments

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

There is also an associated full planning application which is currently under consideration (Reference: 14/02772/FUL).

The application is a resubmission of an application which was withdrawn on officer advice in November 2014 (References: 14/01987/FUL & 14/01988/LIS). Officer concerns with that application related to the impact of the proposed orangery on the existing trees on site. This issue has been addressed to the satisfaction of officers following the reduction in size of the orangery by approximately 1m.

Since the application was submitted amended plans have been received, which have removed the proposed wood burning stove and associated chimney from the orangery in response to the concerns raised by the Environmental Protection team.

Site Description

13 St Thomas Street or Highgrove House as it is also known is a grade II listed building situated on the eastern side of the street in the Winchester Conservation Area. The property is an imposing building comprising of a three storey element and a two storey wing. Both of these elements are constructed in red brick with a slate covered roof.

The site has a substantial garden with off street parking and a number of existing outbuildings which are contained behind a tall red brick boundary wall, which is also grade II listed. At present there is a pedestrian street door adjacent to the house and wider vehicular gates towards the northern end, which form access points within the boundary wall. There is a fall in level across the garden from west to east with lawns, planting and mature trees.

Together with 12 St Thomas Street (to the north) and Carlisle House (to the west) the site is representative of the large housing plots constructed within this area of the City during

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the 18th Century. Running parallel to St Thomas Street, to the east, lies Symonds Street, which includes the larger properties of Upper House and Symonds House. Whilst to the south of the site are the smaller terraced properties running up to St Swithun Street and to the West, the more recent developments of Lions Hall and Villiers Court.

Proposal

The proposed development comprises of three main parts, namely:

1. A single storey rear extension to form an orangery;
2. A detached garage with ancillary studio accommodation above to replace an existing outbuilding and;
3. A new lean-to entrance to replace an existing extension with the current pedestrian access gate being infilled and relocated further along the wall.

Some small scale landscaping works are also proposed, including block paving, grass and shrub planting and the re-modelling of the existing steps to the garden.

Relevant Planning History

81/00800/OLD - Conversion of stable block to dwelling, refurbishment of existing house and construction of new access. PER 27th April 1981.

81/00801/OLD - Conversion of stable block to dwelling, refurbishment of existing house and construction of new access. PER 8th April 1981.

82/00720/OLD - Erection of carport and store. PER 18th August 1982.

83/00704/OLD - Conversion of first floor stable block to granny flat. PER 27th April 1983.

95/00594/OLD - Partial change of use from residential to mixed business/residential use. PER 9th November 1995.

99/02218/FUL - (AMENDED DESCRIPTION) Partial change of use from mixed residential and office use to mixed use for residential, office and healthcare uses. PER 18th January 2000.

05/01129/FUL - Shed, greenhouse and external stairway. PER 11th July 2005.

14/01987/FUL - (HOUSEHOLDER) Erection of orangery and garage with annex accommodation at first floor level, alterations to entrance and landscaping (AFFECTS THE SETTING OF A LISTED BUILDING) (AMENDED DESCRIPTION). WDN 26th November 2014.

14/01988/LIS - Erection of orangery and garage with annex accommodation at first floor level, alterations to entrance and landscaping (AFFECTS THE SETTING OF A LISTED BUILDING) (AMENDED DESCRIPTION). WDN 26th November 2014.

14/02772/FUL - (HOUSEHOLDER) Erection of single storey orangery to rear of property; and garage with studio above to North East of property; alterations to entrance, car parking facilities and associated landscaping (AFFECTS THE SETTING OF A LISTED BUILDING) (RESUBMISSION). Pending Consideration.

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Consultations

Head of Historic Environment: No objection subject to conditions.

Representations:

City of Winchester Trust: Object. The proposed orangery will result in the removal of an attractive canopy and is considered too fussy. The garage is 2 storeys in height and likely to be visible from adjoining buildings.

7 letters received objecting to the application (All of which also related to the associated full planning application, reference: 14/02772/FUL) for the following reasons:

- Impact of garage and studio accommodation on the amenities of neighbouring properties.
- Design and appearance of the garage resulting in an intrusion into the streetscene.
- Adverse impact of garage on the conservation area and the built and natural environment.
- Overdevelopment of the site.
- Garage not subordinate to the existing house.
- No established need for new living accommodation at 13 St Thomas Street.
- Previous proposals at other sites have restricted the use of garages for ancillary uses only.
- Additional noise and traffic from studio accommodation.
- Loss of openness on St Thomas Street.
- Detrimental loss of boundary wall.
- Impact of additional waste water and sewage on existing network.
- Height of orangery chimney and impact of resulting fumes.

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

- Loss of views.
- Motivations of the applicant.
- Previous planting on site.
- Previous damage to the property.

Relevant Planning Policy:

Winchester District Local Plan Review

DP3, DP4, HE1, HE4, HE5, HE14

Winchester Local Plan Part 1 – Joint Core Strategy

DS1, WT1, CP13, CP20

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Winchester Conservation Area Project

Other Planning guidance

Winchester City and its Setting

Planning Considerations

Principle of development

Within Conservation Areas extensions to buildings are acceptable in principle, provided

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that the character, scale and plan form of the original building are respected and appropriate materials and detailing are proposed in accordance with Policy HE5 of WDLPR.

Similarly the principle of alterations being made to a listed is considered to be acceptable in accordance with Policy HE.14 subject to any alterations being sympathetic to the character of the building and there being no adverse impacts to the architectural or historic character of the property.

Design/layout

The proposed orangery would be constructed to the rear of the southern portion of the property, which is in itself a later addition and has been subject to alteration. The single storey extension would have a low brick plinth, above which the walls would be framed in timber, of classical proportions with wide corner pilasters and narrow pilasters between the full-height windows. The external walls would be surmounted by a heavy cornice, with a large, glazed lantern forming the larger part of the roof. Wide entrance doors to the extension would form part of its north elevation, whereas the corresponding south elevation would consist of blank brickwork. The eastern end of the orangery has a shallow bow form, reflecting the similar shallow bow at the north end of the east elevation of the house.

The replacement lean to extension on the north elevation of the house would have a pent roof, a central door with a fanlight above, a flat bracketed canopy and two small windows on either side of the door.

In the north east corner of the rear garden a freestanding double garage is proposed with ancillary studio accommodation above. The garage would be constructed of brickwork, with a hipped, pitched roof and two hipped dormer windows on the west elevation. The roof of the garage would be covered in slate with the flat element being lead, whilst the garage doors and windows would be constructed of timber.

The existing pedestrian gate opening in the boundary wall with St Thomas Street would be relocated as part of the proposals in order to accommodate the replacement lean to extension on the northern elevation of the building. The existing opening would be infilled with matching brickwork (recessed by 100mm) and a new opening made beneath a new brick arch.

Impact on character of area and listed building

With regards to the proposed orangery the overall size, scale and design of the structure is considered to be appropriate and would be sympathetic to the existing building. As noted this part of the building is both later and simpler in its form than the larger part of the house and has been subject to a greater number of alterations. In this context the proposed extension is not considered to have an adverse impact on the listed building. Furthermore, given its position at the rear of the property the addition would not be visible from the streetscene and would not be detrimental to the overall character of the conservation area.

On the northern elevation of the house a new lean to extension is proposed to provide a new entrance hall for the building. This would replace an existing extension and whilst it would be larger than the current structure its design is considered to be acceptable and subservient to the overall scale of the property.

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Given its size and scale the addition would not be visible from the streetscene as a result of the existing boundary wall.

The proposed garage structure with ancillary accommodation would be of a significant size both in terms of its overall footprint and height, however, whilst substantial this building would be proportionate to the dwellinghouse and the site within which it is situated. Highgrove House is an example of a large historic property with a proportionate amount of open space associated with it, which contributes to the overall setting of the building. Similar examples can be found within the wider conservation area, including Well House and number 12 St Thomas Street.

Historically the existence of substantial outbuildings associated with these large properties is entirely consistent with the traditional arrangements of such historic houses and both Highgrove House and 12 St Thomas Street previously had an old coach house, which have both since been converted into separate residential uses. Within this context, the proposed detached double garage would be entirely in keeping with the size of plot and the size of house with which it is associated.

With regards to its positioning, the existing garden at Highgrove House does to a large extent provide the setting for the listed building. However, this northern part of the site contains an existing modern outbuilding and a parking area. The contribution of this area to the setting of the listed building is therefore, far more limited than the rest of the garden, which is formed of lawn with traditional flowerbeds and a large copper beech tree. As such the garage would be positioned so as to avoid crowding the listed building and would respect its immediate setting.

It is acknowledged that from the surrounding area it may be possible to glimpse the proposed garage from the streetscene, however, the existing boundary wall and vegetation on site would severely restrict these views as would the change in levels across the plot. The garage itself has a traditional and simplistic form and would utilise brickwork and slate, which would replicate the materials used in the existing property. It would therefore, form a sympathetic addition to the existing site.

Furthermore, within this urban context, where buildings are, on the whole, located on tightly constrained sites in close proximity to one another, glimpses of a number of existing structures, including modern buildings are available throughout the conservation area. A considerable distance of approximately 15m would be retained between the garage and the rear of Upper House, which is the listed building to the rear of the site and as such would not result in any harm to its setting. The proposal is therefore, not considered to result in any additional harm to the character of appearance of the conservation area in this respect.

The proposed alterations to the existing pedestrian access and boundary wall with St Thomas Street are considered to be acceptable. It is apparent that the boundary wall has been subject to numerous alterations and by incorporating a 100mm recess to the brickwork when infilling the existing opening then evidence of its previous position will be retained. The proposed access will have a similar impact on the streetscene to the existing pedestrian entranceway, albeit with a small re-location. As such there would be no detrimental impact to the overall character or appearance of the conservation area.

The removal of the existing steps leading down to the garden and their replacement with

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a new central set of steps with a brick wall on either side in conjunction with the proposed brick paving and landscaping measures would not have any adverse impact to the setting of the listed building or the conservation area. These works are minor in nature and would retain the substantial traditional garden associated with the property.

On balance, it is therefore, not considered that any of the elements of the proposed development would have an unacceptably adverse impact on the listed building or the wall, nor on the character of the conservation area.

Other Matters

All other issues with regards to the proposed development have been dealt with under the accompany planning application (14/02772/FUL).

Recommendation

Application Permitted subject to the following condition(s):

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
1. Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.
2. Reason: To prevent harm to the character and appearance of the listed building.
3. No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.
3. Reason: To prevent harm to the character and appearance of the listed building.
4. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.
4. Reason: To prevent harm to the character and appearance of the listed building.
5. The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.
5. Reason: To prevent harm to the character and appearance of the listed building.
6. Details in respect of the following shall be submitted to and approved in writing by the LPA before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

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- (a) Construction elevations and representative cross-sections of the new orangery, and the new lean-to extension (north elevation) at 1:20 scale, including details of their interface with the existing fabric of the building;
 - (b) Large-scale details (1:10, 1:5) of all new windows and doors, to include profiles of frames and glazing bars where relevant;
 - (c) Details of hard and soft landscaping immediately adjoining the historic building.
6. Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.
 7. No cleaning of masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without the prior approval by the LPA before work is begun and work shall be carried out in accordance with such approved details.
 7. Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.
 8. No re-pointing of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the LPA before the work is begun, and the work shall be carried out in accordance with such approved proposals.
 8. Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.
 9. All approved new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black unless previously otherwise approved.
 9. Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

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.

- In this instance the applicant was updated of any issues after the initial site visit.

2. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

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Winchester District Local Plan Review 2006: DP3, DP4, HE1, HE4, HE5, HE14
Winchester District Local Plan Part 1: DS1, WT1, CP13, CP20

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
5. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.
6. The applicant is advised that this consent must be implemented in conjunction with the accompanying full planning application (Reference: 14/02772/FUL) and any conditions attached to it.
7. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.
8. The ironwork canopy on the east elevation of the building is considered to have some historic and architectural merit, and should be carefully removed before this part of the works commence. The salvaged item should ideally be made available through, for example, a reputable architectural salvage company, for re-use elsewhere.