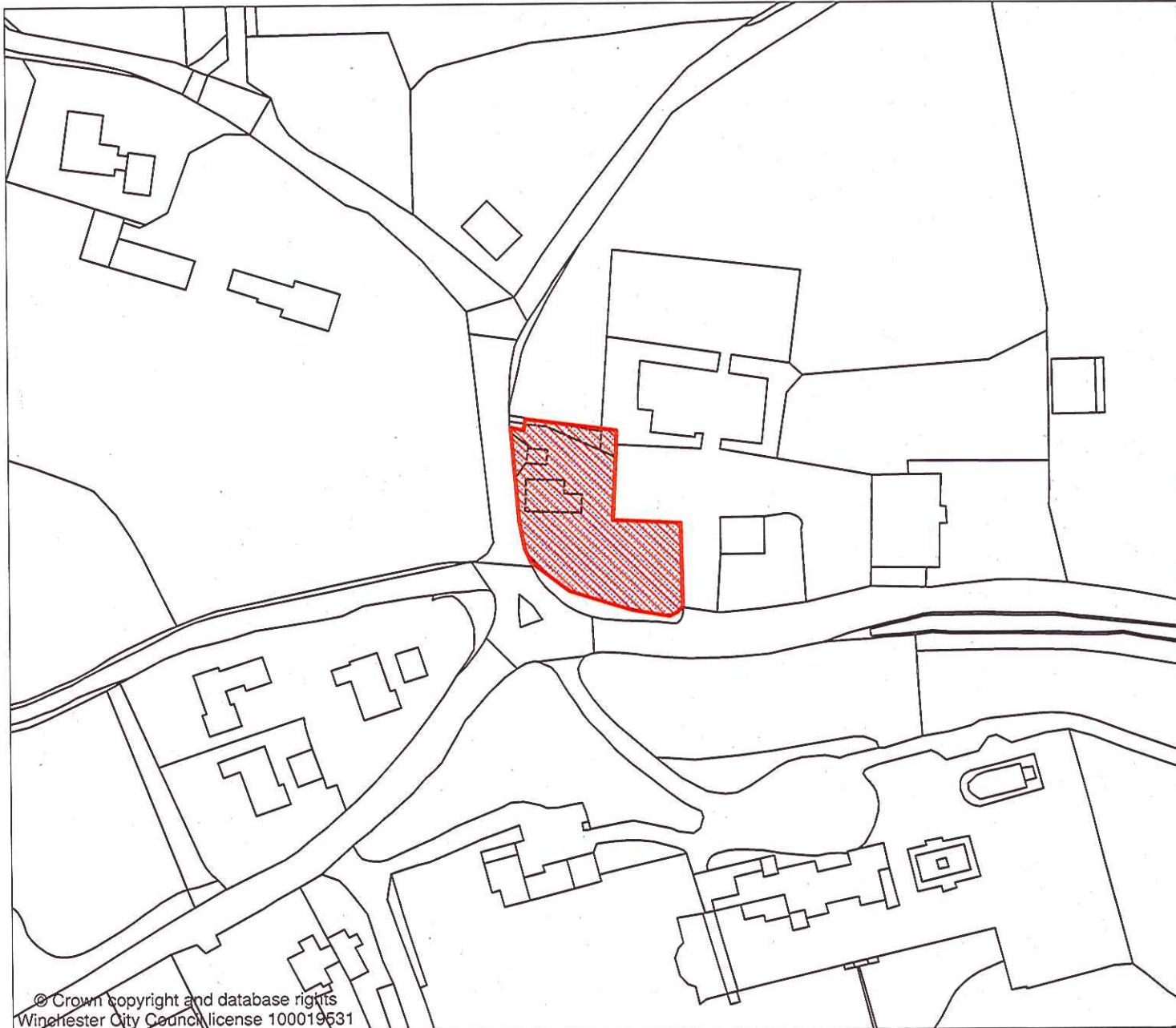


Corner Cottage, Woodman Lane, Sparsholt, SO21 2NW

16/01600/FUL



Winchester
City Council



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Legend

Scale: KM
0 0.0125 0.025 0.05

Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:1250
Date	28/09/2016
PSMA Number	100019531

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Item No: 05
Case No: 16/01600/FUL
Proposal Description: Demolish existing garage block and poor residential extensions and erect a subservient extension to improve facilities for disability purposes with sanitary facilities at first floor and a new garage block. The extension to be thatched to match the existing with a simple clay tile link.
Address: Corner Cottage Woodman Lane Sparsholt SO21 2NW
Parish, or Ward if within Winchester City: Sparsholt
Applicants Name: Mr & Mrs Jonathan Lamb
Case Officer: Lewis Oliver
Date Valid: 12 July 2016
Site Factors: Sparsholt Conservation Area:
Listed Building

Recommendation: Application Refused

General Comments

This application is reported to Committee because of the number support letters received, which is contrary to the officer recommendation.

This application is a parallel application with application 16/01601/LIS, which is also considered at this planning committee. In addition a different scheme, on this same site, is being considered under applications 16/01581/FUL and 16/01582/LIS.

Site Description

Corner Cottage is a Grade II listed cottage originally dating back to the 18th century which was subsequently extended in the 20th century. It is constructed mainly in brick with a large proportion of glazed / burnt headers under a thatched roof. It is currently of 1 ½ storey of 2 bays with an outshot along the rear.

The building has previously been unsympathetically extended to the rear at some point in the 20th century. The current proposals are for the removal of the 20th century extension and the construction of two storey extension of tile hanging over a brick ground floor under a clay tiled roof to provide further accommodation. It is located towards the edge of the Sparsholt Conservation Area.

Proposal

This proposal is for a two storey rear extension of comparable depth to that previously determined, which is proposed to have matching longstraw for the majority of the extension. The mass of the proposed extension would be marginally reduced in relation to the previous submission through the use of a two storey 'link' between the host building and the extension; that is, a flat roofed structure at the juncture of the two parts of the building to allow sufficient head height for internal access whilst creating a slight

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degree of visual separation between the house and extension when viewed externally. This link would have a clay plain tiled roof. The garage has also been reduced from, the previous application, from a 2 bay structure to a single bay and would retain its visual link to the extension by the retention of a pedestrian gate between the extension and garage.

Relevant Planning History

16/01601/LIS – Parallel listed building application - Demolish existing garage block and poor residential extensions and erect a subservient extension to improve facilities for disability purposes with sanitary facilities at first floor and a new garage block. The extension to be thatched to match the existing with a simple clay tile link. Currently under consideration

Alterative scheme on the same site

16/01581/FUL and 16/01582/LIS - Demolish existing garage block, poor residential extensions and erect a subservient extension to improve facilities for disability purposes with sanitary facilities at first floor and a new garage block – Currently under consideration

Previous determined applications

16/00065/FUL and 16/00066/LIS - Demolish existing poor extensions and erect two storey subservient extension to improve facilities for disability purposes and new garage block. Refused 22.02.2016 for the following reason:

The proposed extension and new garage are not subservient to the main historic core of the existing building and will be harmful to its special architectural and historic interest. In line with Policy HE5, the proposal fails to remain subservient in any respect to the existing dwellinghouse. The application also fails Policy HE6, whereby it is considered insufficient detail has been submitted to fully assess the potential harm to the existing Listed Building.

Consultations

Head of Historic Environment: Objects: The proposals would fail to respect the very simple built form and appearance of the cottage through the use of complex forms and details as outlined above, which would detract from, and be alien to, its simple vernacular form and appearance. As such they would result in less than substantial harm to the significance of the listed building.

Paragraph 134 of the NPPF states that where development proposals would result in less than substantial harm this harm should be weighed against the public benefits of the proposal. In this instance no public benefit would result from the proposal, only private benefit to occupiers of the dwelling.

Representations:

Sparsholt Parish Council: Having previously supported the refused applications 16/00065/FUL & 16/00066/LIS for this property the Parish Council agreed at its meeting of 25 August to continue to support the new and revised proposals

17 letters of support received:

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- Corner Cottage was neglected and hidden before being looked after by the Lambs. The plans which will improve this property and make it suitable for a growing local family.
- The proposal will also help provide a mix of housing in the area

Relevant Planning Policy:

The development plan in this case comprises the Winchester District Local Plan Part 1 – Joint Core Strategy (LPP1), the saved policies of the Winchester District Local Plan 2006 Review (WDLPR), the emerging Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2) which has now been through its examination in public.

Winchester District Local Plan Review:
DP3, HE5, HE14

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA1 and CP20

Winchester Local Plan Part 2: Development Management and Site Allocations
DM1, DM14, DM15, DM16, DM17, DM26

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Sparsholt Village Design Statement

Other Planning guidance
High Quality Places

Planning Considerations

Principle of development

The property is situated within the defined settlement boundary of Sparsholt Conservation area in which the principle of the development in question is acceptable, subject to compliance with the detailed provisions of the Saved Policies from the Winchester District Local Plan Review 2006 and the Winchester District Local Plan Part 1 – Joint Core Strategy.

Impact on the character and setting of the listed building

The site is within the Sparsholt Conservation Area and is a listed building, therefore there is a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area and listed building (under sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990).

The significance of Corner Cottage lies in it being a good example of its building age and type that has maintained a high degree of historic integrity. It is a modest dwelling which is essentially 2-up 2-down with the eastern bay being a later (albeit an historic and much altered), addition, and the two late C19 and early C20 lean-to's to the rear are

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of no architectural and historic interest.

The building is also very simple, as would be expected of a building of this age and type, with a rectilinear footprint and simple roof form with a single ridge and low eaves level. The deep mono-pitch to the roof of the eastern bay is a strong visual element of the building which contributes significantly to its modest sense of scale and its picturesque appearance.

The significance of the building can therefore be summarised in its modest vernacular scale; its historic integrity; and its simple form and detail.

This proposal seeks a two storey rear extension of comparable depth to that previously proposed under applications 16/00065/FUL and 16/00066/LIS. The mass of the proposed extension would be marginally reduced in relation to the previous submission through the use of a two storey 'link' between the host building and the extension; that is, a flat roofed structure at the juncture of the two parts of the building to allow sufficient head height for internal access whilst creating a slight degree of visual separation between the house and extension when viewed externally. However, this approach would result in the roof of the extension appearing very 'square' from the east and west elevations, of a form that has no precedent in vernacular architecture, particularly for a thatched roof, and consequently would relate poorly to the listed building due to its proportions and detail.

The inclusion of dormers to the first floor that take their cue from the traditionally detailed eyebrow dormers found on the principal elevation of Corner Cottage would also fail to replicate a traditional form or detail. The dormer to the east elevation would be encased in thatch which is not a traditional detail, would be a poor weathering detail and would restrict natural light to the first floor bedroom. Its form and appearance would be alien to the host building and would compound the cramped appearance of the extension. Whilst the dormer to the west elevation is closer in detail to a traditional eyebrow dormer it still fails to accurately replicate the simple appearance associated with this architectural detail and again would be alien to the simple character of the cottage.

The use of weatherboarding as an external material is an architectural device that seeks to create the impression of subservience to a dwelling by making the extension appear of lower status. While this can be a successful device in some instances, in this case it would add a new material to the otherwise very simple palette of brick and thatch that characterises the listed building. Notwithstanding the introduction of new materials to an established and simple palette, the elevational details to the proposed extension would be overtly domestic in their form and detail, particularly the height and profile of the brick plinth, the canopied porch to the west elevation, the window treatment and the large scale glazed windows to the east elevation. The large scale of the windows to the east elevation would also be at odds with the void to solid ratio of the remainder of the building and would appear out of keeping for this reason.

The garage has been reduced from a 2 bay structure to a single bay and would retain its visual link to the extension by the retention of a pedestrian gate between the extension and garage. Whilst the reduction in the size and scale of the garage is an improvement, it does not go far enough to satisfactorily resolve previous concerns regarding the cramped relationship that would result from the close proximity of the

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garage to the dwelling. The retention of a gate between the extension and garage would also add to the perceived mass of the new structures due to the continuous nature of the built frontage. Whilst this would be alleviated to some extent by setting the garage and gate back to the rear building line of the extension, proposals would still present a cramped relationship with, and cumulatively compete with the listed building.

Impact on character and setting of the conservation area

The proposals would have a localised impact on the character and appearance of the Sparsholt conservation area due to the limited views afforded of the northern elevation of the building from the public domain. This is primarily due to the configuration of roads and lanes in the immediate vicinity of the site and the intimate character of the lane immediately to the west of the property. Whilst the proposals would not be visually prominent within the conservation area they would nevertheless fail the statutory test of preserving its character or appearance by virtue of causing harm to the host building. The scale and detail of the proposed extension and garage would also fail to preserve the appreciation of Corner Cottage as a modest vernacular building when viewed on the approach from the north due to the extent to which they would mask the building.

Impact on amenities of neighbouring properties

Given the degree of separation from the proposal from neighbouring properties it is not considered that the development would have a significant adverse impact on the amenities of neighbouring properties.

The planning balance

Pre-applications discussions have taken place with the applicant and agent, and the Local Planning Authority has had full regard to the personal circumstances of the applicant. Officers are of the view that the level of accommodation sought can be achieved in an alternative way, through a single storey rear extension without causing harm to the significance of the listed building, subject to detailing. Whilst the applicants desire for a further first floor bedroom is fully appreciated, in this instance the constraints of the listed building are such that this cannot be achieved without causing harm to its significance.

Even though the harm may not be considered to be substantial, paragraph 134 of the NPPF states that where development proposals result in less than substantial harm, this harm should be weighed against the public benefits of the proposal. In this instance no public benefit would result from the proposal, only private benefit to occupiers of the dwelling. Furthermore in this case, an alternative is possible, which could preserve the character and setting of the listed building and conservation area, whilst providing for the needs of the applicants, albeit in a different configuration and proposal.

Recommendation

Application Refused for the following reason:

Reason

01 The proposed development would by virtue of its inappropriate form, architectural detail and massing detract from and compete with the simple vernacular form and detail of

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Corner Cottage. Furthermore the scale and detailing of the development would also fail to preserve the appreciation of Corner Cottage as a modest vernacular building when viewed on the approach from the north due to the extent to which they would mask the building. The proposal is therefore considered to have a significant adverse impact on the character and setting of this grade II listed building and the Sparsholt Conservation Area, and is therefore contrary to the National Planning Policy Framework (Section 12), Policies HE5 and HE14 of the Winchester District Local Plan Review 2006 and Policy CP20 Winchester District Joint Core Strategy.

Informatives:

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 provided with pre-application advice.

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

Winchester District Local Plan Review 2006: DP3, HE5, HE6, HE7

Local Plan Part 1 - Joint Core Strategy: CP20

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations:
DM28