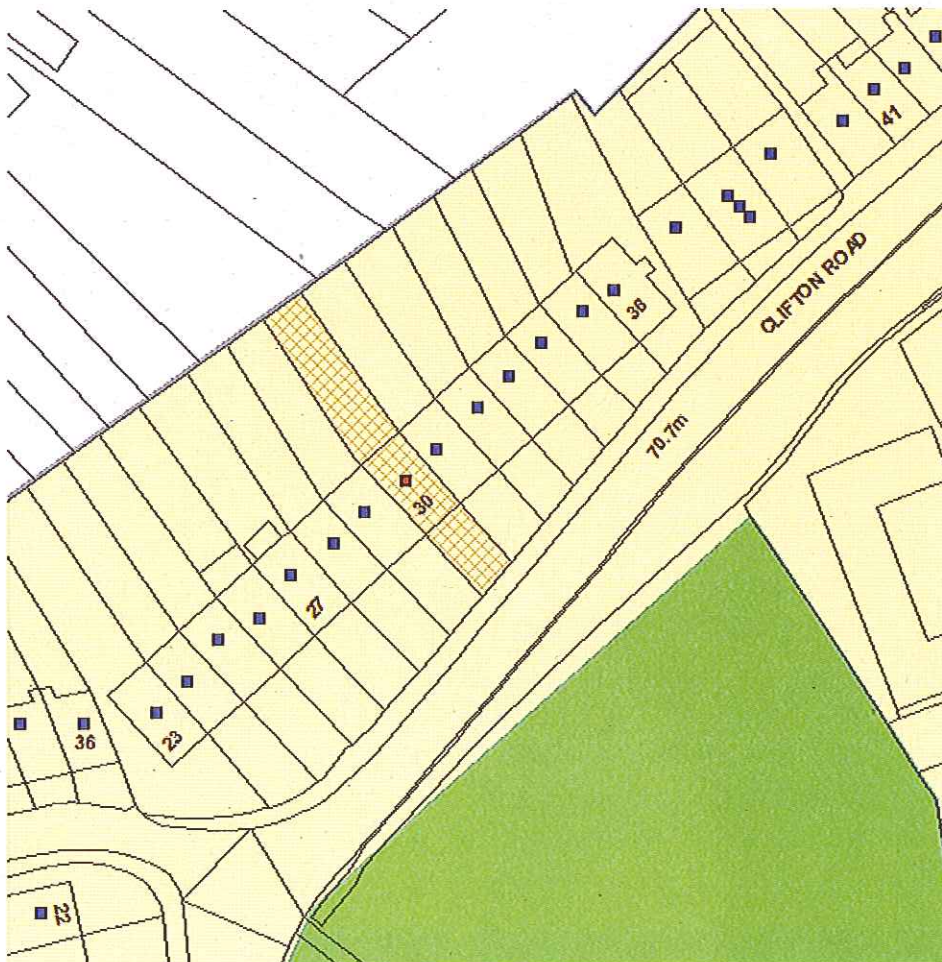


Item No: 04
Case No: 17/02004/HOU
Proposal Description: Demolition of existing rear extension and addition of new Lower Ground and Upper Ground Floor rear extension. Internal alterations, including lowering of Lower Ground Floor level. Adjustment of window size to the First Floor on the rear elevation. Addition of new bicycle store and bay window to Lower Ground Floor to the front of the property.

Address: 30 Clifton Road Winchester SO22 5BU
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Mr & Mrs D. Palmer
Case Officer: Rose Lister
Date Valid: 2 August 2017
Site Factors: Winchester Conservation Area
Recommendation: Application Refused



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General Comments

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The application is reported to Committee due to the number of objections.

New plans have been received to adjust the rear ground floor extension size and change the Juliette balcony to a window. The materials for the proposed lower ground floor bay window have also been changed.

Site Description

30 Clifton Road is a mid terrace, Victorian property within the Winchester Conservation Area, adjacent to Oram's Arbour.

The property has a front garden with a Lime tree placed close to the boundary wall. There are some mature trees to the rear in the neighbouring plot along Elm road. The site is situated midway on a steep hill; as such the properties in the terrace block have significant level changes of 1 meter to the properties. This is most obvious to the rear of the terrace where the ground floors of the properties are aligned with the 1st floor of the neighbouring property down the hill.

Proposal

The proposal is to demolish the existing lower ground floor extension to the rear, replacing it with a 2 storey, lower ground and ground floor extension. There will also be excavation works to the front of the property to insert a subterranean bike shed and a new bay window to the lower ground floor to allow for an increased lower ground floor living area.

Relevant planning history

None

Consultations

Historic Environment - objection
Ecology – no comment
Trees – no objection
Environmental Protection – no objection

Representations:

City Of Winchester Trust - Neither supported nor objected to the application. The Trust thinks that the proposal promises a neat set of changes. It was felt the proposed alterations were considerate and sympathetic, and that if these created a precedent this would not be detrimental to the character and harmony of the road.

23 Objections were received to the application for the following reasons:

Loss of light
Over Bearing – regarding level changes on the property
Over looking
Impact on the Conservation Area
Scale/mass
Size

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Materials/ design

10 Supporting comments were received to the application for the following reasons:
Impact on character of the Conservation Area
Design

Relevant planning policy:

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, CP13, CP16, CP19, CP20

Winchester Local Plan Part 2 – Development Management and Site Allocations
DM1, DM15, DM16, DM17, DM27, DM28

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
High Quality Places SPD

Other Planning guidance
West Fulford and Oram's Arbour Neighbourhood design statement

Planning considerations

Principle of development

The development is situated in the settlement boundary of Winchester, where the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Design and Impact on Character of Area

The application site is within the curtilage of no.30 Clifton road in the Winchester Conservation Area. There are several other developments along the road, at nos. 23, 25, 26, 27, 28, 29, 33 and 36 in regards to the rear extensions and bike sheds to the front of the property. The property is an unlisted terraced building that borders Orams Arbour in the Winchester Conservation Area. The row of properties has a 'visual symmetry and rhythm' that makes a 'positive contribution' to the area and the Conservation Area.

The ground floor extension will increase the ground floor living space by approximately 1.4 meters. The height of the proposal will reach approximately 6.3 meters from the neighbouring ground level at 31 Clifton Road.

The materials will be slate and brick which is acceptable under the High Quality Places SPD as they match the existing. The powder coated aluminium window frames are acceptable as they present a modern contrast to the historic fabric of the building.

The lower ground floor extension will replace an existing substandard extension and extend the ground floor living space by approximately 3 meters. This is an increase on the existing of approximately 0.8 meters. This element of the proposal will not be visible from the immediate public realm but will in the more distant views from Stockbridge Road. It is therefore considered that this element of the planning application is acceptable in design

terms and will conserve the character and historic interest of the Conservation Area in accordance with DM27.

The front of the building has a canted bay window of 'traditional proportions' that is a characteristic feature of the Victorian terrace. The development to the front of the building will elongate this feature to lower ground level and disrupt the visual rhythm and symmetry that is a characteristic of these properties. The materials will be brick to match the existing and wooden window frames. There are no other lower ground floor level windows to the primary elevation in the terrace. There are other types of light wells further down the road and within the Conservation Area though not in this style and design. Therefore this proposal to the front of property is considered to introduce a visually incongruous element to the principle elevation, out of character for the terrace and eroding and harming the character of the Conservation Area. The proposal therefore fails to conserve or enhance the character or appearance of the conservation area contrary to S.72 P(LBCA) Act 1990; Policies DM27 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP19 & CP20 Winchester District Joint Core Strategy; and NPPF Section 12).

The proposals also present steps down to the proposed bike shed that is similar to the neighbouring property at no 29. The bike shed will be approximately 1.1 meters above ground level. The proposals also include hedge planting intended to limit the impact of the shed and the lower ground floor window to the front of the property. It is considered that lowering the bike shed to a lower ground floor level would have a less than significant impact on the Conservation area and it is therefore considered that this element of the planning application is acceptable in design terms and will conserve the character and historic interest of the Conservation Area in accordance with DM27.

Impact on Neighbouring property

The proposed development will be visible from the neighbouring properties to the north, east and west of the application site. There will be an element of indirect overlooking into the neighbouring garden. This is indirect although within close proximity. However as the house is terraced this is similar to the existing relationship and therefore it is considered that the ground floor window will not significantly increase the overlooking to the neighbour. It is considered that the proposed development to the rear will not be overbearing to the neighbouring properties to the east or west. The amended plans were received to reduce the impact on the neighbours.

The development to the front will be below ground level and will not impact the amenities of the neighbours.

Landscape/Trees

There is a TPO lime tree on the property; however the trees team had no objection to the development provided a protective fence was placed around the trees to preserve the roots during construction should permission be granted.

Ecology

The area is known to have bats however the ecology team raised no objection as the existing building not considered to be a suitable habitat for bats.

Environmental Protection

The land of the property is considered to be contaminated; however the Environmental Protection team raised no objection to the application.

Recommendation

Application Refused for the following reason(s):

The development is contrary to policies DM15, DM16, and DM27, of Winchester District Local Plan Part 2 (Adopted 2017); policy CP13 and CP20 of Winchester District Local Plan Part 1: Joint Core Strategy (Adopted 2013); and the High Quality Places SPD.

The design for the proposals fail to preserve or enhance the special character of the surrounding Conservation area and fail to relate to the overall character of the building in terms of style, introducing visually incongruous elements to the building. The proposals are also unacceptable by reason of the excessive alteration of the principle elevation which contributes to the architecture/historic interest of the building and the conservation area. As a result the proposal is considered to result in a harmful impact on the visual amenities of the street scene to the detriment of the character of the area and the Conservation Area.

Informatives:

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

Local Plan Part 1 Joint Core Strategy: DS1, CP13, CP19, CP20

Local Plan Part 2: DM, DM15, DM16, DM17, DM 27 and DM28

2. 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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.