

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

Item No: 02
Address: Cobbles Stockbridge Road Sutton Scotney Winchester Hampshire
SO21 3JT

Parish/Ward Wonston

Proposal Description: Erection of 4 no. dwellings comprising of 1 no. five bedroom detached dwelling with attached single garage; 1 no. four bedroom detached dwelling with attached single garage and 2 no. two bedroom terraced dwellings; associated parking and access (WITHIN THE CURTILAGE OF A LISTED BUILDING)

Applicants Name Mr Justin Whitfield

Case No: 05/00854/FUL

W No: W00834/08

Case Officer: Mr Robert Ainslie

Date Valid: 31 March 2005

Delegated or Committee: Committee Decision

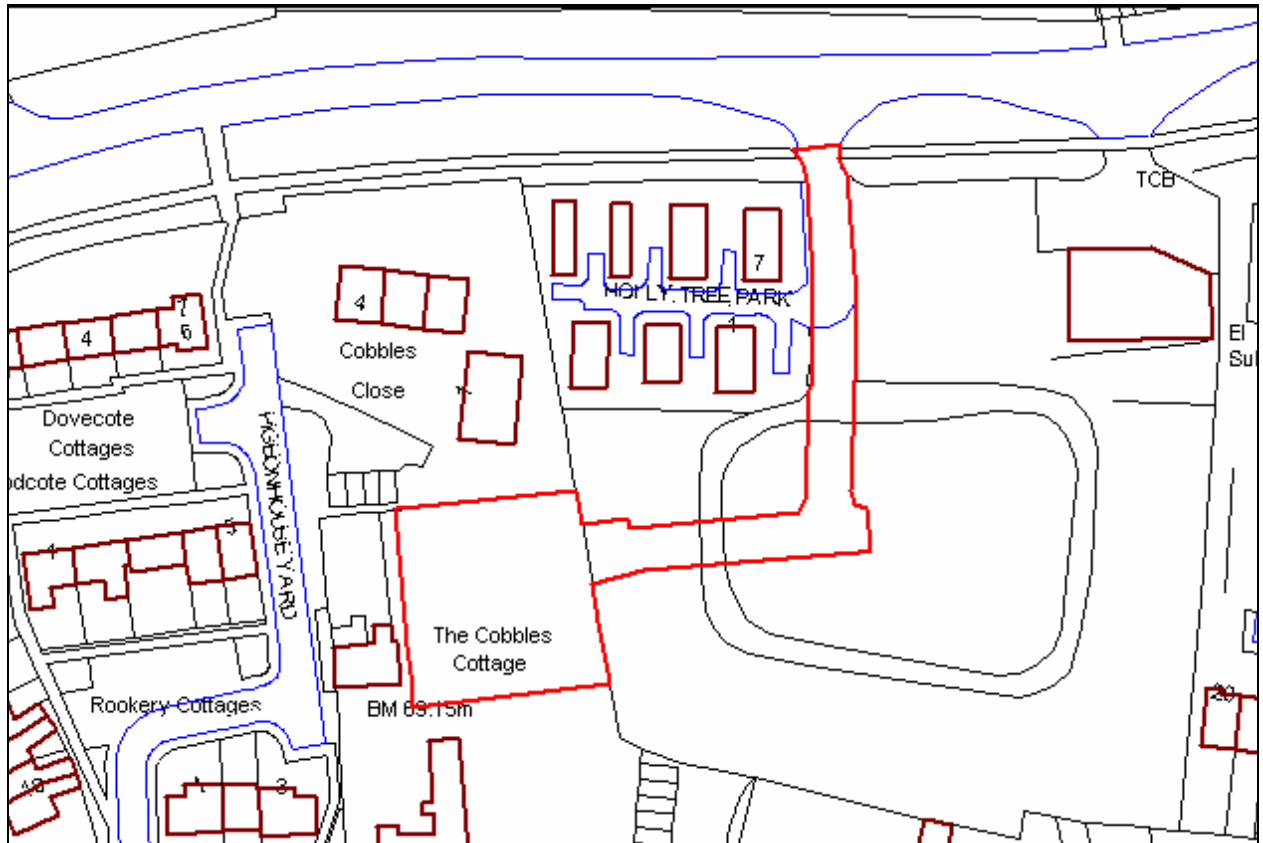
Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors: Sutton Scotney Conservation Area

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SITE LOCATION PLAN

Case No: 05/00854/FUL **W No:** W00834/08
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Site Description

- The application site is currently part of the garden of the listed building to the south of the site, known as Cobbles. A dwelling (Cobbles Cottage) lies to the west of the site, which is also within the ownership of the applicant and was formerly part of The Cobbles. This building is considered to be a curtilage building in respect of the listed building.
- A recently approved residential development lies to the east of the site. Access to the application site is proposed from this development.
- A group of four low-key bungalows lie to the north of the application site. A residential development known as Pigeonhouse Yard lies to the east.
- The land rises slightly at the northern end of the application site and drops away slightly towards the south.
- A number of trees lie within the rear garden, none being worthy of Tree Preservation Orders, being small ornamental trees or large shrubs.
- The Listed Building has an access along the western side of the building from Stockbridge Road leading to a courtyard area with Cobbles Cottage to the north. The dwelling has a single storey extension on the northern side of the property which extends to within 2m of the application site curtilage.

Relevant Planning History

- **W00834** Construction of road and footpaths and erection of 4 dwellings - Application Permitted - 09/07/1975
- **W00834/01** Use of private dwelling as day nursery - Application Permitted - 10/02/1977
- **W00834/02** Erection of 3 old peoples bungalows and wardens flat - Application Permitted - 20/07/1977
- **W00834/03** Erection of block of 4 garages - Application Permitted - 21/11/1978
- **W00834/05** Erection of 4 no. dwellings comprising of 1 no. five bedroom detached dwelling with detached single garage; 1 no. four bedroom detached dwelling with attached single garage and 2 no. two bedroom attached dwellings with detached garage block; associated parking and access (within the curtilage of a listed building) - Application Withdrawn - 03/02/2005
- **W00834/06** Demolition of single storey timber extension and replacement with new single storey timber clad garage - Application currently being considered
- **W00834/09** Demolition of single storey timber extension and replacement with new single storey timber clad garage (Listed Building Application) - Application currently being considered
- **W00834/07** 2 storey rear extension with 2no dormer windows and 1no roof light; conversion of integral garage to living accommodation (Cobbles Cottage) – Application currently being considered

Proposal

- The proposal is for four dwellings within the application site which will necessitate the subdivision of the existing grounds of the Listed Building.
- A separate application also being considered relates to alterations to Cobbles Cottage, including the formation of a garden area which would subdivide part of the existing courtyard area to the south of Cobbles Cottage.
- The application also proposes a pedestrian access along the northern boundary which would link from the residential development at Sutton Park to Pigeonhouse Yard.

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Consultations

Conservation:

- Recommend refusal
- A considerable amount of new housing has been permitted on both sides of the application site.
- The setting of Cobbles and Cottage should be protected as they form part of the village's history and are not an anachronism between two modern housing estates.
- The submitted analysis of the Conservation Area does not fully analyse and provide justification for building within the curtilage of the listed building.
- PPG15 makes it clear that the setting is an essential part of the buildings character and there is not justification for eroding that setting.

Engineers: Drainage:

- Applicant proposes to use a public foul sewer to dispose of foul water but there is not one in the vicinity of the development.
- There is a private treatment works serving Pigeonhouse Yard. Adjacent Barrett Development is to install a treatment works which may in future be adopted by Southern Water. If applicant wishes to proceed he will need to negotiate with adjacent STW owners to see if a connection to their system can be made.
- Do not issue consent until developer can demonstrate the site can be drained of foul water to the satisfaction of the Planning Authority and Building Control Section.

Engineers: Highways:

- Comments awaited

Environment Agency:

- No objection

Landscape:

- Recommend refusal
- Concerns remain regarding proposals lack of sensitivity, particularly regarding proposed boundary divisions, proximity to Cobbles, the cottage and cob wall and resultant impact on the setting of the Listed Buildings within the Conservation Area.
- Parking layout appears very restricted with parking bay 1 not feasible as shown.

Trees

- No objection to removal of trees within garden area to be developed.
- Opportunity for new tree planting here is good and should be looked at as an integral part of the application, bearing in mind that the site is within the Conservation Area.
- Would ask applicant to consider the tree planting, failing this refusal should be the option, based on lack of information.

Southern Water:

- Comments awaited

Sites and Monuments Officer

- No archaeological condition recommended for this site.

Representations:

Wonston Parish Council

- Support application
- Considerable improvement on previously submitted application

1 Letter of representation has been received from Winchester Group for Disabled People

- Request that dwellings be made as accessible as possible, to take into account the needs of disabled people.
- Steps to front and rear entrances should be avoided and corridors should be wide enough to enable wheelchair access and use. Consideration should be given to providing accessible light switches and electrical sockets.

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Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E14, E16

Winchester District Local Plan

- EN5, HG1, HG6, HG7, HG8, HG11, HG23, H1, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE1, HE4, HE5, HE6, HE8, HE16, H2, RT3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester District Urban Capacity Study
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPS 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Historic heritage/conservation area/listed building
- Drainage/flooding

Principle of development

- The application site falls within the settlement boundary of Sutton Scotney where residential development is considered broadly acceptable in principle in policy terms subject to specific site constraints. The proposed development therefore is considered to be acceptable in principle in this respect. There are however site constraints which are considered in more detail below

Impact on character of area/spatial characteristics/street scene

- The proposed development would be in keeping with the more suburban development currently being built to the east but would not relate well to the Listed Building to the south or the west. The dwellings would be substantial 2 storey dwellings with imposing roofs on the southern part of the site and would appear imposing and overbearing in relation to the listed building(s) and also to the low-key development to the north. This would be further exacerbated by the gradual increase in levels at this part of the existing garden.
- The mass and bulk of the proposed dwellings would therefore have an unacceptable impact on the surrounding locality to its detriment

Detailed Design

- The design of the dwellings, whilst appearing in keeping with the residential development to the east would appear suburban in character and would be out of keeping with the character of the properties to the south and to the west.

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Residential Amenities

- It is not considered that the proposal would have an unacceptable impact on the amenities of properties in the immediate locality.

Highways

- The Comments of the Highways Team are awaited.

Public Open Space Provision

- No contribution has been made in respect of public open space provision and the proposals therefore fail to accord with Policy RT3 of the Local Plan.

Historic heritage/conservation area/listed building

- The proposals would result in the subdivision of the curtilage of the listed building. the boundary of the dwellings would be within 2m of the listed building to the south and would further threaten the setting of the listed building to its detriment.
- The proximity of the development to the listed building and its prominent location within the site would have an adverse impact on the setting of the listed building.
- The height, mass and bulk of the proposed dwellings, together with their suburban appearance, would neither preserve nor enhance the character of the conservation area and would therefore be contrary to policies within the Local Plan.

Drainage/Flooding

- Clarification is required with regard as to how the applicant proposes to dispose of foul water. This has not been forthcoming with the submitted application.

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposed development by reason of the unsympathetic division of its grounds would adversely affect the character of the area and in particular have an adverse impact and threaten the setting of listed buildings. The proposal would therefore be contrary to Policies EN5 and HG23 of the Winchester District Local Plan and Policies DP3 and HE16 of the Local Plan.

02 The proposed development, by reason of its excessive size, bulk, massing and suburban design, would be out of keeping with the surrounding area and would neither preserve nor enhance the character of the Conservation Area and would therefore be contrary to Policies EN5 and HG7 of the Winchester District Local Plan and Policies DP3 and HE5 of the Revised Deposit of the Local Plan.

03 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan (Review) and Policy RT3 of the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard.

04 Development on the scale proposed would be undesirable in the absence of satisfactory main drainage facilities.
(Unsatisfactory drainage details)

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Informatives

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

Hampshire County Structure Plan Review: UB3, E14, E16,
Winchester District Local Plan Proposals: EN5, HG1, HG6, HG7, HG8, HG11, HG23, H1, RT3
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE1, HE4,
HE5, HE6, HE8, HE16, H2, RT3