

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 26 May 2005

Address: The White House Queen Street Twyford Winchester Hampshire
SO21 1QG

Parish/Ward Twyford

Proposal Description: Single storey rear extension; 2 no. roof lights at rear and work to porch (AMENDED PLANS)

Applicants Name Mr & Mrs Toby Bowhill

Case No: 05/00628/LIS

W No: W19433/01LB

Case Officer: Ms Suzanne Bowman

Date Valid: 4 March 2005

Delegated or Committee: Committee Decision

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

Site Factors: Twyford Conservation Area
Grade II Listed Building

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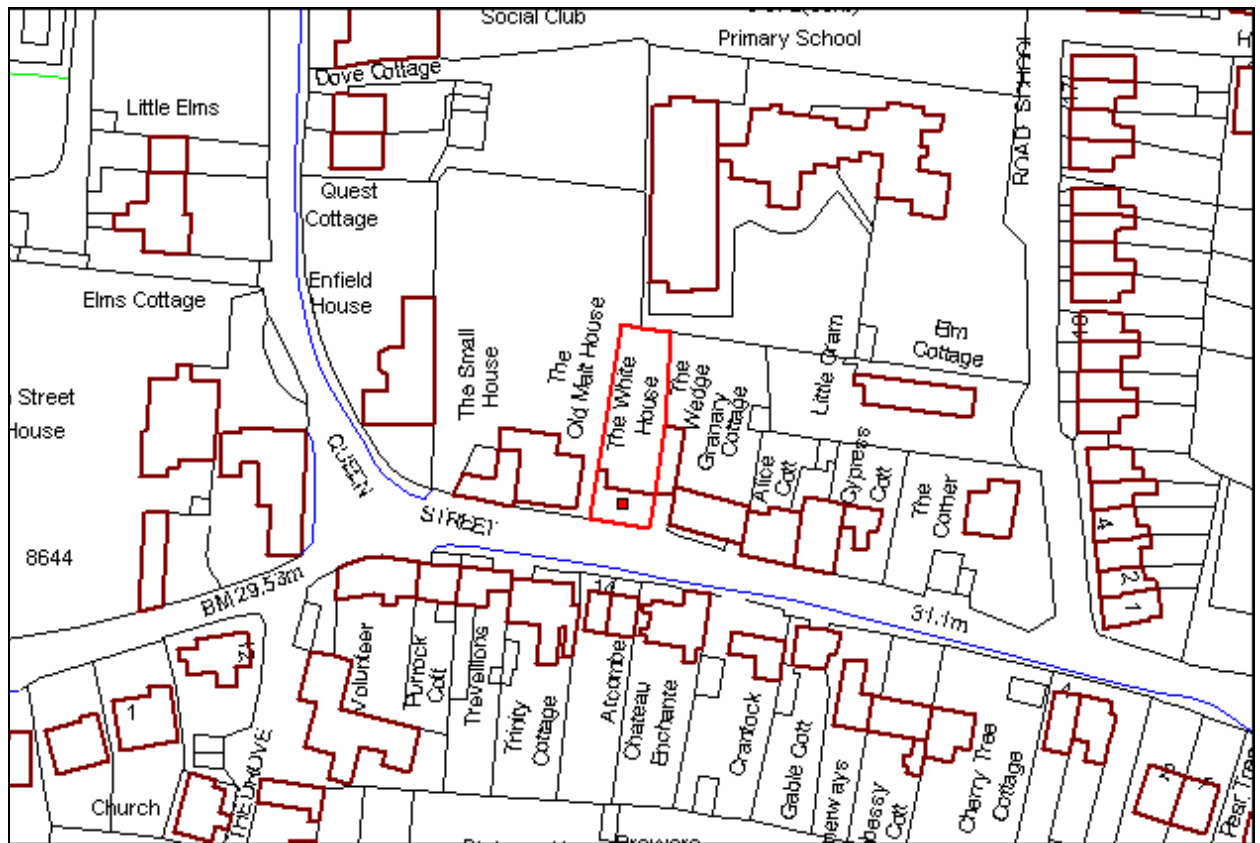
SITE LOCATION PLAN

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Site Factors: Twyford Conservation Area
Grade II Listed Building

Site Description

- Detached Grade II Listed house built mid 18C. The red brick dwelling has a painted white front elevation and a brown clay tile roof. The building is in fairly poor condition. At the rear is a large garden. The adjoining property to the east has a boundary wall at two storey height extending along part of the eastern boundary of the rear garden.

Relevant Planning History

- None

Proposal

- As per Proposal Description
- Extensive internal alterations are proposed in addition to the single storey rear extension. Many original doorways/archways between the different rooms on the ground floor are to be bricked up and three windows on the existing rear elevation are to be removed.
- Two new roof lights are proposed on the rear elevation.
- The rear extension extends across the full width of the plot and includes a conservatory, a new kitchen and a utility room.
- The entire conservatory/corridor is to be constructed with clear glazing, with a flat lead roof. The kitchen is to be constructed with Terca "reused style" brick to match dwelling and second hand clay tiles to match existing.

Consultations

- Conservation = objection

The proposed works have already commenced on site without the benefit of Listed Building Consent. It is considered that this application is not comprehensive or reflects all the works which have been carried out. PPG15 3.4 requires that applications for works to listed buildings should be justified and show why the proposals are desirable or necessary. No justification has been received for the works. It is considered the size and bulk of the extension is excessive and the design is inappropriate to this listed building. The amended plans submitted 24/03/2005 do not address the issues.

- Enforcement

The Enforcement Department have been notified of the unauthorised works to the Listed Building and are investigating further.

Representations:

Twyford Parish Council = Support application.

Neighbour Representation = one

- Granary Cottage – Objection
- Concerned the building works and future maintenance of the annexe of Granary cottage will be affected by proposal.
- Concerned about proximity of kitchen extension to side wall of Granary cottage annexe and impact on footings, treatment of rainfall management and ability to re roof and gutter the annexe.
- The boundary of White House is not shown correctly on the plans. White House only has right of access to the their garden gate and do not own any part of the passage.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E16

Winchester District Local Plan

- EN5, HG7, HG18, HG20, HG22,

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Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, HE5, HE6 ,HE14, HE16

Supplementary Planning Guidance:

- n/a

National Planning Policy Guidance/Statements:

- PPS1 – Delivering Sustainable Development
- PPG15 – 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 and the Listed Building

Principle of development

- Listed building consent is required for development that is either directly affecting a listed building or in its immediate vicinity.
- Planning permission will not be granted for any external or internal alterations to a Listed Building that would adversely affect its architectural or historic character.

Impact on character of area and the Listed Building

- The proposed single storey rear extension fails to retain and enhance the historic features of the existing dwelling. No justification has been provided for the removal of windows and internal door ways.
- The proposed flat roofed conservatory/corridor glass link is not considered to be sympathetic to the character of the existing dwelling and is inappropriate for a listed building.
- The proposal extends across the full width of the plot and is considered to be excessive in size, with no justification submitted regarding the proposed rear extension.
- No details have been submitted regarding the proposed velux windows/roof lights.
- Insufficient information has been submitted regarding the proposed materials for the kitchen extension.
- The proposed clear glazing to the conservatory is not considered to be an appropriate material and is not in keeping with the character of the listed building.
- Insufficient information has been submitted detailing the internal works. Various internal works that have been already completed have not been described in full detail in the planning application.
- Insufficient information has been submitted detailing how rain water run off would be managed. The applicant would not be permitted to allow rain water down pipes to flow out onto passage between the White House and Granary Cottage as they only have right of access across this land and do not own it.

Recommendation

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

Conditions/Reasons

01 The proposed development is contrary to PPG15 and the UB3, E16 policies of the Hampshire County Plan and the EN5, HG7, HG18, HG20, HG22, HG23 policies of the Winchester District Local Plan and the DP1, DP3, HE5, HE6 ,HE14, HE16 policies of the Winchester District Local Plan Review Deposit and Revised Deposit in that:

- (i) It is not considered that the works are of a suitable type and standard for a Grade II Listed Building. Retrospective consent for the works executed can not be issued.

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- (ii) Insufficient justification has been submitted to the Local Planning Authority demonstrating that the alterations are desirable or necessary as required by PPG15 Para 3.4
- (iii) The proposed alterations and demolition as indicated on the submitted plans (part retrospective) would adversely affect the architectural and historical character of the building.
- (iv) The proposed works are not in accordance with PPG15, Annex C as the general principles for alterations to listed buildings have not been followed.
- (v) The design and bulk of the proposed extension is considered to be detrimental to the building and would adversely affect the architectural and historical character of the building.

Informatives

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

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Proposals: EN5, HG7, HG18, HG20, HG22, HG23

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, HE5, HE6, HE14, HE16

Planning Policy Guidance Note 15 - Planning and the Historic Environment