

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:	18
Address:	Little Croft Church Street Upham Southampton Hampshire SO32 1JH
Parish/Ward	Upham
Proposal Description:	External alterations to demolish garage and store; erect two storey side and rear extension; provide 2 no. car parking spaces and relocate shed
Applicants Name	P J Dukes
Case No:	05/01036/LIS
W No:	W06813/05LB
Case Officer:	Emma Norgate
Date Valid:	21 April 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	At the request of a councillor
Site Factors:	Upham Conservation Area

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Site Description

- Large detached dwelling, two storey white painted brickwork with a central thatched roof with eyebrow dormers and with tiled roofs to either side of this central element.
- Dwelling has been extended in the past, and also has a detached garage to the north-west of the site and a detached garage to the east of the existing dwelling.
- The dwelling sits within a large plot, with a low hedge to the front boundary. The site is well screened to either side boundary with views to the rear over open countryside.

Relevant Planning History

- W06813 - Erection of first floor extension- Little Croft Church Street Upham Southampton Hampshire SO32 1JH- Application Permitted - 09/06/1982
- W06813/01TPOCA - Crown lift 1 no Yew tree, reduce in height Holly hedge - Little Croft Church Street Upham Southampton, Hampshire SO32 1JH - Application Permitted - 20/12/1993
- W06813/02 - Two storey side extension with integral single garage and single storey rear extension - Little Croft Church Street Upham Southampton Hampshire SO32 1JH - Application Withdrawn - 22/01/2004
- W06813/03LB - Alterations to provide two storey side extension with integral single garage and single storey rear extension - Little Croft Church Street Upham Southampton Hampshire SO32 1JH Application Withdrawn - 22/01/2004

Proposal

- As per Proposal Description
- The proposal will involve the demolition of the garage to the east of the existing building and the erection of a two storey side / rear extension, which is set back from the front of the existing building and wraps around the existing building.
- This will then form an "L" shaped dwelling.

Consultations

Conservation:

- The list description for this property reads: Cottage. C17 timber frame, with early C19 cladding and extensions at each end, C20 rear extensions. Painted brick walls. Central taller roof of thatch, with eyebrow dormers, wing roofs of tile. North front elevation with symmetrical centre of one storey and attic two windows, and one storey wings of different height, of one storey and attic two windows, and one storey wings of different height, of one window. Casements. Boarded door in a plain frame, within a tiled and gabled canopy on four posts.
- As can be seen from the list description this small thatched cottage has been subject to a series of unsatisfactory and unsympathetic extensions in the past.
- PPG15: 3.13 Suggests that successive extensions can cumulatively be very destructive of a building' special interest. Policies within the local plan indicate that external alterations will not be permitted which would adversely affect the historic character of a listed building.
- The application is also detrimental to the setting of the conservation area and to the adjacent Listed Church of the Blessed Mary of Upham .
- It is also therefore considered to be contrary to PPG15: 4.14 – 20 (conservation areas), 2.16 and 2.17 setting, together with Local Plan Policies HG5, HG6 and HG23 and should be refused.

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Representations:

Upham Parish Council

- The Council has no objection providing listed building status and the Village Design Statement are adhered to.

No representations have been received from Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- E16, UB3

Winchester District Local Plan

- HG5, HG6, HG20, HG23, EN5, EN7, T9, H2

Winchester District Local Plan Review Deposit and Revised Deposit:

- HE4, HE5, HE14, HE16, DP3, DP5, H3, T4

Supplementary Planning Guidance:

- Upham Village Design Statement

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Historic heritage / listed building
- Impact on the character of the Conservation Area

Principle of development

- Policies within the Local Plan allow for extensions to listed buildings provided they do not adversely affect its architectural or historic character.

Historic heritage /listed building

- The building is Grade II listed.
- Although extensions and alterations can be acceptable, PPG15 indicates that successive extensions can cumulatively be very destructive of a building's special interest.
- The Conservation Officer has commented that the cottage has previously been the subject of a series of unsatisfactory and unsympathetic extensions in the past.
- Based on the criteria set out in Policy HG20 which indicates that consent for internal and external alterations will not be permitted which would adversely affect the historic character of a listed building, it is considered that this proposal would be contrary to that policy.
- As defined in PPG15, The Act requires Local Planning Authority's considering applications which affect the setting of a listed building to have special regard to certain matters including the desirability of preserving the setting of the building; that the setting may also include land some distance from it and may encompass a number of other properties and that where a listed building forms an important visual element in the street, that it would probably be right to regard any development in the street as being within the setting of the building.
- This is reflected within policy HG23 of the WDLP and the supporting text to that policy, and it is considered that the proposals would have a detrimental impact on the setting of the adjacent Listed Church of the Blessed Mary of Upham.

Impact on the character of the Conservation area

- PPG15 indicates that special attention and high priority should be paid to the desirability of

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preserving or enhancing the character of the Conservation Area.

- It also indicates that if a proposed development would conflict with that objective, there will be a strong presumption against any grant of planning permission.
- This is reflected in policies HG6 and HG7 in the WDLP (HE4 and HE5 in the revised deposit).
- Officers are therefore of the view that the proposed extensions would not preserve the character of the Conservation Area, as they are considered not to be in character with the Conservation Area and that this is therefore contrary to policy HG6 and HG7 of the WDLP

Recommendation

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

Conditions/Reasons

01 The proposal is contrary to policy HG20 of the Winchester District Local Plan and policy HE14 of the Winchester District Local Plan (Review and Revised Deposit) in that it would:

i) result in a detrimental impact on the historic character of the listed building due to successive extensions.

02 The proposal is contrary to policy HG23 of the Winchester District Local Plan and policy HE16 of the Winchester District Local Plan (Review and Revised Deposit) in that:

i) it would have a detrimental impact on the setting of the adjacent listed church of the Blessed Mary of Upham.

03 The proposal is contrary to policy E16 of the Hampshire County Structure Plan and policies HG6 and HG7 of the Winchester District Local Plan and Policies HE4 and HE5 of the Winchester District Local Plan (Review and Revised Deposit) in that:

i) it is considered that the proposal would not preserve or enhance the character of the Upham Conservation Area.

Informatives

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

Hampshire County Structure Plan Review: E16, UB3

Winchester District Local Plan Proposals: HG5, HG6, HG20, HG23, EN5, EN7, T9, H2

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: HE4, HE5, HE14, HE16, DP3, DP5, H3, T4