

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 29 March 2007

*Winchester City  
Council*  
Planning Department  
Development Control

## Committee Decision

**TEAM MANAGER  
SIGN OFF SHEET**

<b>Case No:</b>	06/03015/FUL	<b>Valid Date</b>	2 October 2006
<b>W No:</b>	06941/21	<b>Recommendation Date</b>	9 March 2007
<b>Case Officer:</b>	Lisa Booth	<b>8 Week Date</b>	<b>27 November 2006</b>
		<b>Committee date</b>	<b>29 March 2007</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	(AMENDED DESCRIPTION & PLANS) Two storey side and rear extensions and car port to front
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<b>Site:</b>	Stable Cottage Ingoldfield Farm Ingoldfield Lane Soberton Southampton
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
	<b>N</b>	<b>N</b>	<b>Y</b>	<b>N</b>	<b>N</b>	<b>N</b>

DELEGATED ITEM SIGN OFF		
<p style="text-align: center; margin: 0;"><b>APPROVE</b></p> <p style="margin: 0;">Subject to the condition(s) listed</p>		
	<b>Signature</b>	<b>Date</b>
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

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**AMENDED PLANS DATE:- 5<sup>th</sup> December 2006 & 16<sup>th</sup> January 2007**

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**Item No:** Item 9  
**Case No:** 06/03015/FUL / W06941/21  
**Proposal Description:** (AMENDED DESCRIPTION & PLANS) Two storey side and rear extensions and car port to front  
**Address:** Stable Cottage Ingoldfield Farm Ingoldfield Lane Soberton  
Southampton  
**Parish/Ward:** Soberton  
**Applicants Name:** Julian Godfrey And Sue Espley  
**Case Officer:** Lisa Booth  
**Date Valid:** 2 October 2006  
**Site Factors:** Listed Building  
  
**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee at the request of Soberton Parish Council, whose request is appended in full to this report

Amended plans were received on 5<sup>th</sup> December 2006 to reflect a reduction in the overall size of the scheme. Officers were not satisfied with the extent of the reductions and requested the scheme be reduced further. Additional amended plans were received on 16<sup>th</sup> January 2007 showing the proposed scheme further reduced in size on the rear two storey elements.

The scheme is effectively an amendment to extant planning permission W06941/17 granted by the Planning (Development Control) Committee on 20/12/2002. That permission allowed the existing property to be extended to a similar footprint as the proposal, but with a larger detached garage to the front of the property. In order to build the extant planning permission, it would require the demolition and alteration of a majority of the existing building, which is listed by virtue of its siting within the curtilage of Ingoldfield Farm.

The dwelling has previously been altered without either planning permission or listed building consent, which has led to some unsympathetic alterations. A Certificate of Lawful Development was granted (ref: WLDC/215) in 1998 for the change of use from stable to dwelling.

This application seeks to extend the building using the same footprint as the extant planning permission, but will not require any major demolition of the historic fabric and it is considered that it would will provide a more sympathetic solution.

**Site Description**

The existing dwelling has a floor area of 136m<sup>2</sup>, set in substantial grounds of 1.50ha (3.6 acres), and is one of a group of five dwellings, two of which are Grade II listed buildings.

Stable Cottage is a curtilage listed building by virtue of its siting within the curtilage of Ingoldfield Farm and is built from red brick and red clay tiles.

There are recent additions to the dwelling in the form of a conservatory to the rear and eye-brow dormers to the front and rear.

The property is well screened from the road by mature trees along the western and part northern boundaries. It is also hidden from view by Old Manor Barn to the west.

The property is slightly more open when approaching from the private access road which serves the small hamlet of five dwellings.

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There are views to open fields from the rear garden.

Access and parking leads from the private access road and is by way of a gravelled and landscaped area to the front of the dwelling.

### Proposal

The proposal is to erect a two storey side extension, which is joined to the existing dwelling by a single storey link. An attached carport is proposed to the front of the property.

A further two storey extension to form a dining room and bedroom and balcony is proposed on the rear of the existing dwelling.

The existing eyebrow dormers to the rear and other fenestration are to be replaced with more sympathetic windows and doors. The conservatory and bay window are also to be removed. Parking arrangements will be as existing, but with the addition of a 2 bay carport at the front. The proposal is 2.2m from the boundary with Whaysai and 2m from the boundary with Old Manor Barn. However, the distances between the two properties are 27m with Old Manor Barn and 20m with Whaysai.

The existing dwelling has a floor area of 136m<sup>2</sup> and the proposed extensions and car port resulting in a floor area of 244m<sup>2</sup>. The extant planning permission for extensions and a garage would result in a floor area of 245m<sup>2</sup>.

### Relevant Planning History

**WLDC/215** - Change of use from stable to dwelling (Certificate of Lawfulness) – Permitted  
25/08/1998

**W06941/12** – Two storey side and rear extension. Replacement conservatory to rear – Refused  
20/06/2001

**W06941/17** – Single storey front, rear and side extensions and detached double carport and log store – Permitted 19/12/2002

### Consultations

#### Conservation:

"This is part of the curtilage to Ingoldfield Farm and an historic farm building and must be considered to be a curtilage building. The building was converted to residential use some time ago without the benefit of Listed Building consent or planning permission. Subsequently a Certificate of Lawful Use was granted, but no Listed Building Consent. There have been several pre-application enquiries and it was agreed that an application in this form might be acceptable if it respected the remaining historic fabric and character of the building and did not enlarge the building further than permission W06941/17. However, since these discussions the footprint of the building has grown and it is no longer considered that this application respects the remaining character of the building or preserves the farmyard setting."

#### ***Further comments after amended plans were submitted reducing the size of the extensions:***

"As discussed on site, this now has clear advantages over the previously approved scheme. As such I would be willing to support this application."

#### Engineers: Highways:

"No new access or alterations to existing access are to occur.

From the submitted plans sufficient area appears to exist to provide acceptable on site parking and turning facilities.

It is unlikely that the proposals will lead to a material increase in traffic or cause demonstrable harm to users of the adjoining highway."

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**Representations:**

Soberton Parish Council

Proposal fails to comply with the Parish Village Design Statement in that the extension is not subservient to the existing building. Proposals are too large and overwhelming for the existing cottage and are not sympathetic in character.

No other letters of representation have been received in respect of the application

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3, C1, C2, E16

Winchester District Local Plan Review

DP3, CE23, HE14, HE16

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 15 Planning and the historic environment

Supplementary Planning Guidance

Soberton Village Design Statement

**Planning Considerations**

Principle of development/History

Design/layout

Impact on character of area/neighbouring property/Listed Building

Landscape/trees

Highways/Parking

Principle of development/History

The existing dwelling is located within the countryside, and is therefore subject to the countryside policies of the Winchester District Local Plan Review (WDLPR). Policy CE23 of the Winchester District Local Plan Review allows for extensions to existing dwellings, over 120m<sup>2</sup>, in the countryside providing the proposal does not significantly change the character of the existing dwelling, or result in increased visual intrusion by increased size and/or unsympathetic design.

All extended dwellings in the countryside should reflect the form and character of the existing dwelling in terms of size and design, and should maintain or enhance both the immediate and wider setting of the building. There is an extant planning permission (ref:W06941/17) which allows for an extension and detached garage. The revised proposal seeks a two storey extension to the side with a single storey link extension and an attached car port and 2 storey rear extension. Although the proposal seeks to extend the existing footprint of the dwelling by 108m<sup>2</sup>, the extant planning permission is considered to be a material consideration. The resulting dwelling should not lead to increased visual intrusion in the landscape.

Soberton Village Design Statement reflects the general design policies of the WDLPR and states "Alterations and extensions should recognize the scale and character of the existing building and be subservient to the main dwelling." and "Buildings should not be built or so extended as to overwhelm the plot frontage, i.e. fill the width of the plot...."

Design/layout

The design of the extensions now proposed are more reflective of the character and roof form of the existing building, with some fenestration details reflecting the design used in the conversion of Whaysai to the east, in particular the tall and narrow sectioned windows and shutters. The

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main extension and carport to the west of the existing dwelling are at a lower level and remain subservient.

Any long distance views will be primarily of the existing dwelling and the proposed rear extension due to the tree coverage along the side boundaries.

Impact on the Listed Building

The building is listed by virtue of its historical association with Ingoldfield Farm. However, its original character and special interest was significantly diminished when the building was converted into a dwelling without consent some years ago. Consequently, whilst listed, the building has limited architectural and historic value.

The extant planning permission would have destroyed much of the fabric of the building by heightening the roof and providing an attached extension, which will require the demolition of the side of the existing dwelling. The revised proposal reflects, to some degree, the character and form of the existing building, and that of neighbouring buildings and incorporates more sympathetic fenestration and removes the unsympathetic alterations that were undertaken without approval and which seriously harmed the buildings character. The overall form and design is similar to that allowed on a recent barn conversion at Whaysai to the east of Stable Cottage.

It is acknowledged that the extensions/alterations proposed are significant in scale and would affect the buildings character. However, this was the case with the previously permitted scheme. Consequently, on balance, it is considered that the extensions and alterations are acceptable in terms of the impact upon the listed building.

Impact on character of area and neighbouring property/historic environment

In terms of policy CE23, the splitting up of the extensions now proposed has the effect of reducing the overall bulk of the building, which would decrease the visual impact on the landscape compared to the previous permission.

The existing building is considered to remain the dominant feature within the landscape, with the two storey side extension at a lower level with a small single storey link from the new extension to the existing dwelling. The proposal is considered to be subservient to the existing building due to its design and lower roof height. The existing dwelling is considered to remain the dominant feature and the two storey extension will have the appearance of an ancillary outbuilding.

An extension to the side of the property is the least intrusive way of extending the property with a single storey linking extension. The plot is considered to be large enough to accommodate the proposal without compromising space about the building.

The character of the development also reflects similar barn conversions within this small cluster of dwellings whilst retaining its own unique character.

The proposal also improves the overall appearance of the curtilage listed building, by removing unsympathetic features.

Landscape/Trees

No trees are proposed to be removed, nor is there any impact on the existing vegetation.

Highways/Parking

There are no highways issues in relation to this proposal.

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**Conclusion**

It is accepted that the proposals are significant in terms of their scale and would affect the buildings character, resulting in a barn like structure (main building), with a subservient extension which also incorporates a traditional rural form and design. It is considered that, taking into account the impact of the conversion works associated with the change of use to a dwelling and the nature of the previously permitted scheme, this proposal is acceptable and would be more reflective of the buildings rural scale and form and its setting in the countryside.

**Recommendation**

Application Permitted subject to the following condition(s):

**Conditions**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be constructed using bricks, mortar and tiles to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details and samples of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

Reason: To maintain the architectural interest of the building.

3 Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the listed building

**Informatives:**

1 This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3, C1, C2, E16

Winchester District Local Plan Review Policies: DP3, CE23, HE14, HE16