

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 September 2007

Item No: 4
Case No: 07/00365/LBC / W06272/07LBCA
Proposal Description: Demolition of existing dwelling and detached garage
Address: Fairhaven 108 Christchurch Road Winchester Hampshire SO23 9TG
Parish/Ward: Winchester Town
Applicants Name: Brookeswood Developments Ltd
Case Officer: Mr Neil Mackintosh
Date Valid: 23 February 2007
Site Factors: Winchester Conservation Area

Recommendation: Application Permitted

General Comments

This application is reported to Committee as a decision is dependent upon another decision to be made by the Committee (W06272/06).

The application is a re-submission of an application that was withdrawn last year

Site Description

This part of Christchurch Road is characterised by large late-Victorian villas in large grounds. However, during the intervening century many of these buildings have been sub-divided into flats, outbuildings have been converted into dwellings and additional houses have been erected in the grounds.

The application site contains a single house that was erected in the 1960's in the grounds of 106, Christchurch Road. No. 106 itself was later converted into 3 dwellings and its stables converted into a fourth dwelling.

No. 108 is of no architectural merit and does not enhance the Winchester Conservation Area.

An attractive flint and brick wall, probably dating back to the Victorian era, forms the front boundary of the site.

Proposal

The proposal is to demolish the existing single dwelling in order to erect three dwellings.

Relevant Planning History

W06272/02 – Demolition of existing dwelling and erection of 3 dwellings – withdrawn Oct. 2006

W06272/03LBCA – Demolition of existing dwelling – withdrawn Oct. 2006

W06272/04TPOCA – felling of three conifers – no objection raised Oct. 2006

W06272/05TPOCA – felling of three conifers – application not required – Feb. 2007

Consultations

Conservation:

"There need be no conservation objection to either the small widening of the wall, where a brick panel of special interest will be removed, or the demolition of the existing 1960's house".

Representations:

City of Winchester Trust:

Object to the proposed replacement development rather than the demolition of the existing house.

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Three letters received objecting to the application for reasons not material to conservation area consent, ie. they object to the proposed replacement development rather than the removal of what is there at the moment. They are therefore not addressed in this report.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB1, E17

Winchester District Local Plan Review

HE7

National Planning Policy Guidance/Statements:

PPG 15 Planning and the historic environment

Supplementary Planning Guidance

Winchester Conservation Area Project

Planning Considerations

- PPG15 allows for the demolition of buildings in conservation areas where they fail to make a positive contribution to the character or appearance of the area.
- HCSPR UB1 promotes urban regeneration by the redevelopment of outworn buildings.
- HCSPR E17 promotes the enhancement of the character and setting of historic towns.
- WDLPR HE7 is the main policy applicable and is more specific, as follows;

Within a Conservation Area, consent will only be granted for proposals involving total or substantial demolition of unlisted buildings where the existing building:

(i) is of inappropriate structure or design, where removal or replacement will preserve or enhance the area; or

(ii) makes no positive contribution to the character, appearance or historic interest of the area, either individually or as part of more general views within or from outside the Conservation Area; or

(iii) cannot be repaired or adapted so as to extend its useful life.

Conservation Area Consent will also normally be subject to planning permission being granted for the site's redevelopment. Consent will then be conditional on a contract for the approved development work being let prior to any demolition work being undertaken

Impact on character of Conservation Area

The Conservation Officer has assessed this application in the light of the above and concluded that the existing building does not make a positive contribution to the Winchester Conservation Area.

Further details on the suitability of the proposed replacement building are contained in the report on the concurrent planning application, W06272/06

Recommendation

Application Permitted subject to the following condition(s):

Conditions

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

1 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been

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granted for the redevelopment for which the contract provides and the redevelopment shall be commenced within one month following the completion of the demolition

2 To prevent the premature demolition of the building and the creation of a gap site which will be prejudicial to the amenities of the Conservation Area and to accord with paragraph 4.29 of PPG15.

Informatives:

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

Hampshire County Structure Plan Review: UB1, HE7

Winchester District Local Plan Review: HE7