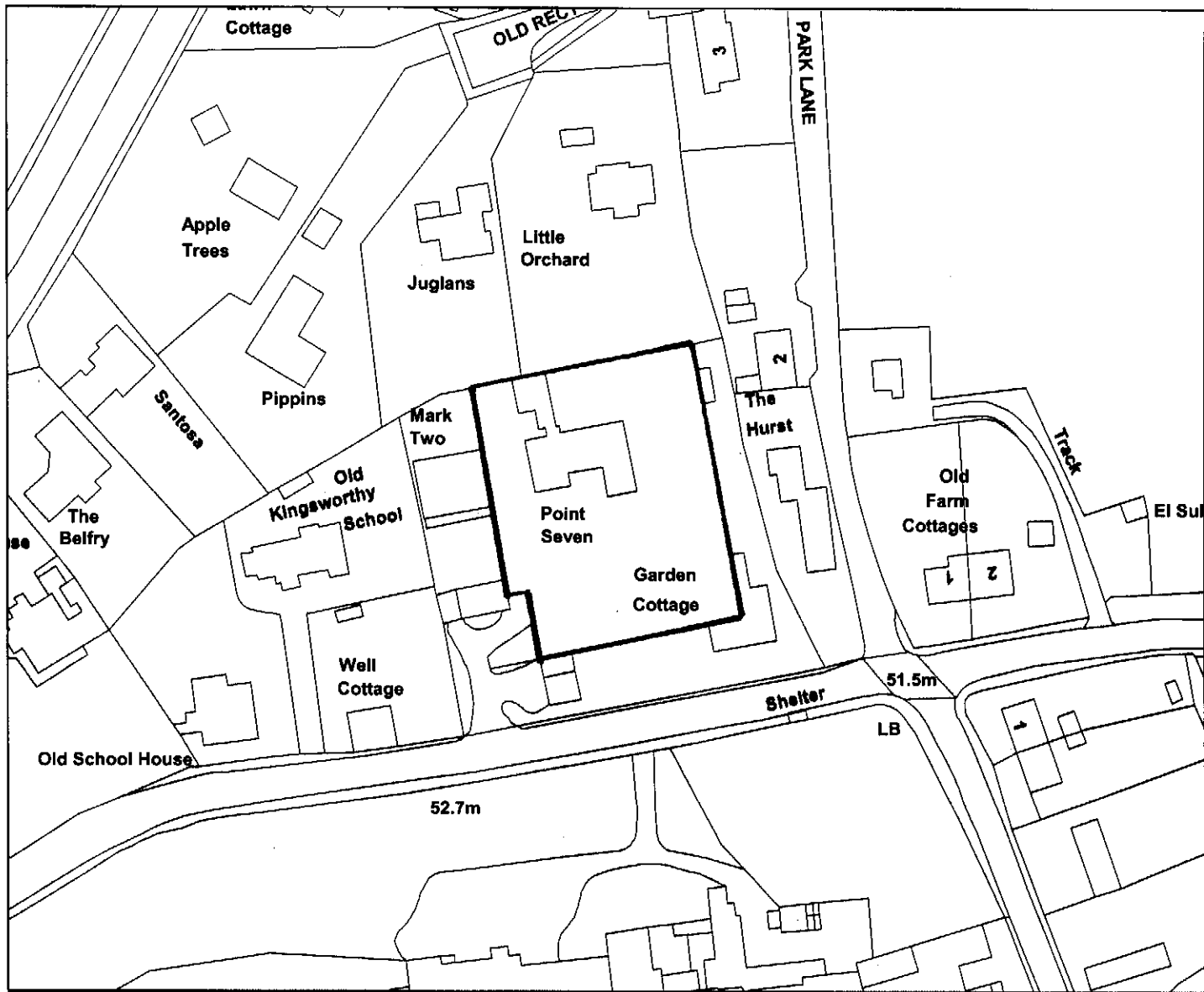


Point Seven, Abbots Worthy, Winchester

11/01389/SFUL



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	31 August 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 1 SDNP
Case No: 11/01389/SFUL / W02123/08
Proposal Description: Alteration to and extension of existing dwelling and demolition of existing wall at driveway entrance (Householder)
Address: Point Seven Abbots Worthy Winchester Hampshire SO21 1DR
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: Mr Craig Watson
Case Officer: Mrs Anna Hebard
Date Valid: 17 June 2011
Site Factors: Abbots Worthy Conservation Area
Within the countryside
Civil Aviation
South Downs National Park

Recommendation: Application Permitted

General Comments

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

In 2009 a planning application (ref: 09/00530/FUL) was approved by the Committee for the re-cladding of the brick elevations with render and the addition of a flat roofed first floor addition, which would have been clad in timber laid vertically.

Site Description

The site covers an area of 0.23ha and is located within the Abbots Worthy Conservation Area and the South Downs National Park. The boundary wall enclosing most of the site is also listed, for the most part.

The general character of the area is defined by a small number of attractive houses lining the road, and also situated along a couple of narrow lanes, which makes up the small settlement of Abbots Worthy. The predominant character is that of attractive thatched cottages of varying ages interspersed with Victorian buildings, such as the Old School building, and more modern buildings which are fairly traditional in terms of style.

However, this property is single storey and includes elements which are reminiscent of the modernist style of architecture: a flat roof, and the absence of elaborate or decorative architectural detailing, with extensive glazing on the elevations. However, the building also includes mellow, yellow brick elevations and the site is extensively and sensitively landscaped.

The building is not visible from the public realm, as it is screened from view by the tall brick and flint walls lining the road through Abbots Worthy.

The house is located next to Mark Two, a two storey house built in the 1960's, which is far more traditional in terms of its form than Point Seven, and has a blank wall facing the application site.

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Proposal

Alteration to and extension of the existing dwelling and demolition of the existing wall at the driveway entrance.

The extensions will consist of single storey additions to provide an additional c14 sq.m of floor area (2.4m in depth) to the master bedroom and c9 sq.m of floor area (0.9m depth) to the kitchen/dining room.

Other changes to the elevations of the building are proposed, including the addition of insulation and timber cladding to the exterior walls, alterations to the fenestration and the inclusion of parapet walls at roof level. There is a pergola proposed to link the dwelling to the garage. There is to be a marginal increase in height of the building by approximately 0.7m at the highest point.

The driveway will be widened to improve the vehicular access.

Relevant Planning History

09/00530/FUL / W02123/07 - The re-cladding of the brick elevations with render and the addition of a flat roofed first floor addition, which would have been clad in timber which was to be laid vertically - Permitted 5th June 2009

Consultations

Head of Historic Environment:

Site was visited in 2009 and again recently. It is located on a "backland" site inside the Abbots Worthy Conservation Area and the National Park. The site is bounded by a recently listed brick wall (Grade II). The listed parts of the wall formed a former kitchen garden to a large 19th century mansion on the opposite side of the main road.

The site is surrounded by development, and it contains a flat roofed modern bungalow, which is unlisted and is not considered to be a heritage asset. There are several other listed buildings in the vicinity.

The part of the boundary wall nearest to the site entrance is very obviously of relatively recent date. It was probably built in the 1960's, when the bungalow was constructed. Although it is attached to the listed wall, it is of no historic significance, it is not part of the listed wall, nor is it deemed to be curtilage listed. Listed building consent would not be required to demolish it, and there would be no objection to its demolition. This conclusion has been reached as a result of the following;

- a) it does not comply in height, materials or details with the listing description of the kitchen garden wall,
- b) it is of modern (mid to late 20th century) construction, and probably built after 1948, and
- c) it is not in the position of the original kitchen garden wall, as shown on historic maps.

Part of the former walled garden is currently occupied by a single storey, brick, flat roofed dwelling, and its private garden. The proposals are to remodel and extend the existing,

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modernist dwelling with one of similar, (but more up-to-date) modernist character. The modifications feature large areas of glazing under a wide, timber clad parapet. I note that the house is to be extended to the south (away from the listed wall), by a relatively small amount. I also note that the revised parapet detail provides a marginally higher and more consistent profile than the existing dwelling. However, we see no reason to believe that the minor increase in height, and the other modifications, would have a significant or harmful effect on the setting of the listed wall.

The principal issues are the effects of the proposals on the setting of the listed boundary wall and the character and appearance of the conservation area.

The site is not visible from within the public domain or nearby public roads. As the property is well screened by mature trees and boundary walls, the proposed alterations are unlikely to have a significant impact on public views from within the conservation area, or on views from nearby listed buildings.

South Downs National Parks Authority:

The application would not merit call-in by the SDNPA. This does not necessarily imply that there are no locally significant implications, just that the application is not of strategic significance to the SDNPA.

Given that the site is within a conservation area and the surrounding wall is listed, I would wish to ensure your Conservation/Listed Buildings Officers have the opportunity to comment - but I understand that they have already been consulted.

Representations

Kings Worthy Parish Council: Objection

- It ran against Government guidance and County Structure Plan policies;
- It was considered that the proposal was contrary to Policy DP3 of the Winchester District Local Plan Review 2006, in that the extension would have an unacceptable impact on the residential amenity of the neighbouring properties, in the form of an overbearing impact;
- It ran against case law and previous decisions;
- It would have a negative effect on the enjoyment of neighbouring properties;
- It would run contrary to the conservation of the built and natural environment;
- It involved significant highway, safety and traffic issues.

One letter received from Garden Cottage objecting to the application, for the following reason:

Reason not material to planning:

- Demolition of the wall would be contrary to the deeds of the house, as the wall was built at the same time as the dwelling to prevent views of Point Seven and Mark Two from Garden Cottage.

No letters of support received.

Relevant Planning Policy

Winchester District Local Plan Review 2006:

DP3, HE6, HE16

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National Planning Policy Guidance/Statements:
PPS5

Supplementary Planning Guidance:
Kings Worthy and Abbots Worthy Village Design Statement

South East Plan 2009:
C2

Planning Considerations

Principle of development

The site lies within an area of countryside, so this application should be assessed in relation to Policy CE23 of the Winchester District Local Plan Review 2006.

The property is in excess of 120 square metres (the floor area is approximately 224 square metres) and, as such, the proposal to extend the dwelling would not result in the loss of a small dwelling in the countryside. The landscape impact of the works is considered below.

As has been explained above, although the appearance of the dwelling would be significantly altered, the essential character of the existing property would not be lost by these works. Furthermore, the building will still not be visible from the public realm.

The application is within the National Park Policy, whereby Policy C2 of the South East Plan applies. The two statutory purposes of the National Parks' designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas; and
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between the two, conservation takes precedence.

The provisions of Government policy relating to National Parks (currently including PPS7, English National Parks and the Broads circular dated March 2010 and the SE Plan) apply. The effects of the proposals on the character and quality of the area are discussed below.

Impact on the setting of the nearby listed buildings

It is considered that, in terms of the impact on the setting of the nearby listed buildings, the proposal is in accordance with the requirements of Policy HE16 of the Winchester District Local Plan Review 2006.

The building will not be seen in conjunction with listed buildings in the vicinity and a tall, listed wall (which is approximately 2 metres high) surrounds the site, which prevents it impacting directly upon the setting of the listed buildings in the village. It is considered that the modest scale and sympathetic nature of the alterations to the dwelling mean that the listed wall will not be adversely affected by this proposal and the works would not directly impact upon its character or setting. The Conservation Officer has assessed the impact of the proposal on the listed wall, and nearby listed buildings, and is satisfied that they will not be adversely affected.

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Assessment of the proposal in the light of the Kings Worthy and Abbots Worthy Village Design Statement

The guidelines which recommend the use of traditional materials for development in the village are considered not to be appropriate in relation to this proposal, given the character of the existing building. The most relevant guideline is D16 which states that: *'Where appropriate to the context, high quality, contemporary innovative architecture is welcomed throughout the villages (DP.3)'*

Given that the existing building is already modernist in terms of its style, a high quality contemporary remodelling would be appropriate and satisfies the requirements of guideline D16 as well as Local Plan Policy DP3.

Design, scale and impact on the appearance and character of the conservation area and National Park

The existing building is essentially a modernist style single storey dwelling, built in the 1960's, and the proposed alterations will have the effect of retaining the modernist flavour of the building whilst also giving it a more contemporary appearance. The use of horizontal cladding is in character with the horizontal emphasis of the rest of the building. As explained above, the existing level of site screening means that the building, as extended and altered, would still have very little impact on the wider landscape.

It is considered, therefore, that the proposed development preserves the character and appearance of the conservation area and landscape qualities of the National Park. It is in accordance with the requirements of Policy HE5 of the Winchester District Local Plan Review 2006, Policy C2 of the South East Plan and Planning Policy Statement 5.

In addition, in terms of design and scale, the proposal relates sympathetically to the nature of the existing dwelling and is considered to be consistent with the requirements outlined in Policy DP3 and CE23 of the Winchester District Local Plan Review 2006.

Impact on neighbours

It is considered that, in terms of impact on the residential amenity of neighbouring properties, the proposal will be in accordance with the requirements of Policy DP3 of the Winchester District Local Plan Review 2006.

Previously, a first floor element was approved, which has been omitted from this revised application. It is considered that the single storey additions and other alterations to the building, which are modest in scale when viewed in relation to the size of the existing dwelling, would mean that the impact on neighbouring properties would be minor and acceptable. The elevated position of the two neighbouring properties to the north, and the distance between these properties and the small single storey extensions proposed, will ensure that there is no significant impact on these properties.

Equally, the development will have no significant impact on the properties at Mark Two and The Hurst, given the degree of separation between them and the development, and the modest scale of the extensions and other alterations. There will be no material overlooking of the neighbouring properties.

The Parish Council has stated that the proposal will be contrary to Policy DP3 of the Winchester District Local Plan Review 2006, in that the extension would have an

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unacceptable impact on the residential amenity of the neighbouring properties, in the form of an overbearing impact, and that it would have a negative effect on the enjoyment of neighbouring properties.

The reasons for these concerns have not been given in detail and, as explained above, the modest scale of the works and distance to the closest neighbours would mean that there would be no materially harmful impact upon the residential amenities of the occupiers of adjacent dwellings.

Other Matters

The Parish Council has also stated that the application runs against Government guidance and County Structure Plan policies and is also against case law and previous decisions. However, for the reasons given above, it is considered that the development would be consistent with current planning policies including those set out in national guidance, South East Structure Plan, Local Plan and Village Design Statement.

The Parish Council have stated that the application involves significant highway, safety and traffic issues. Given the modest scale of the changes to the property, including to the drive and small section of boundary wall by the entrance (not listed), it is considered that the application would not be prejudicial to highway safety.

Recommendation

Application Permitted, subject to the following condition:

Condition

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).

Informatives

1. This permission is granted for the following reason:

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:

Winchester District Local Plan Review 2006: DP3, CE23, HE5, HE16
South East Plan 2009: C2

Please return this form to the Case Officer: Mrs Anna Hebard

From: Kings Worthy Parish Council

Case No: 11/01389/SFUL

Location: Point Seven Abbots Worthy Winchester Hampshire SO21 1DR

Proposal: Alteration to and extension of existing dwelling and demolition of existing wall at driveway entrance

LISTED BUILDING GRADE:

Comments: OBJECT

Parish councillors objected to this application on the following grounds:

- it ran against government guidance and County Structure Plan policies;
- it was considered that the proposal was contrary to Policy DP3 of the Winchester District Local Plan Review 2006, in that the extension would have an unacceptable impact on the residential amenity of the neighbouring properties, in the form of an overbearing impact.
- it ran against case law and previous decisions;
- it would have a negative effect on the enjoyment of neighbouring properties;
- it would run contrary to the conservation of the built and natural environment;
- it involved significant highway, safety and traffic issues.

If WCC was in a mind to approve this application, then Kings Worthy Parish Council would either want this application called in by South Downs National Park or would want to have a representative appear at the appropriate planning meeting.

Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Control if this section completed)

Signed: Noel Brooks
Date: 28th July, 2011