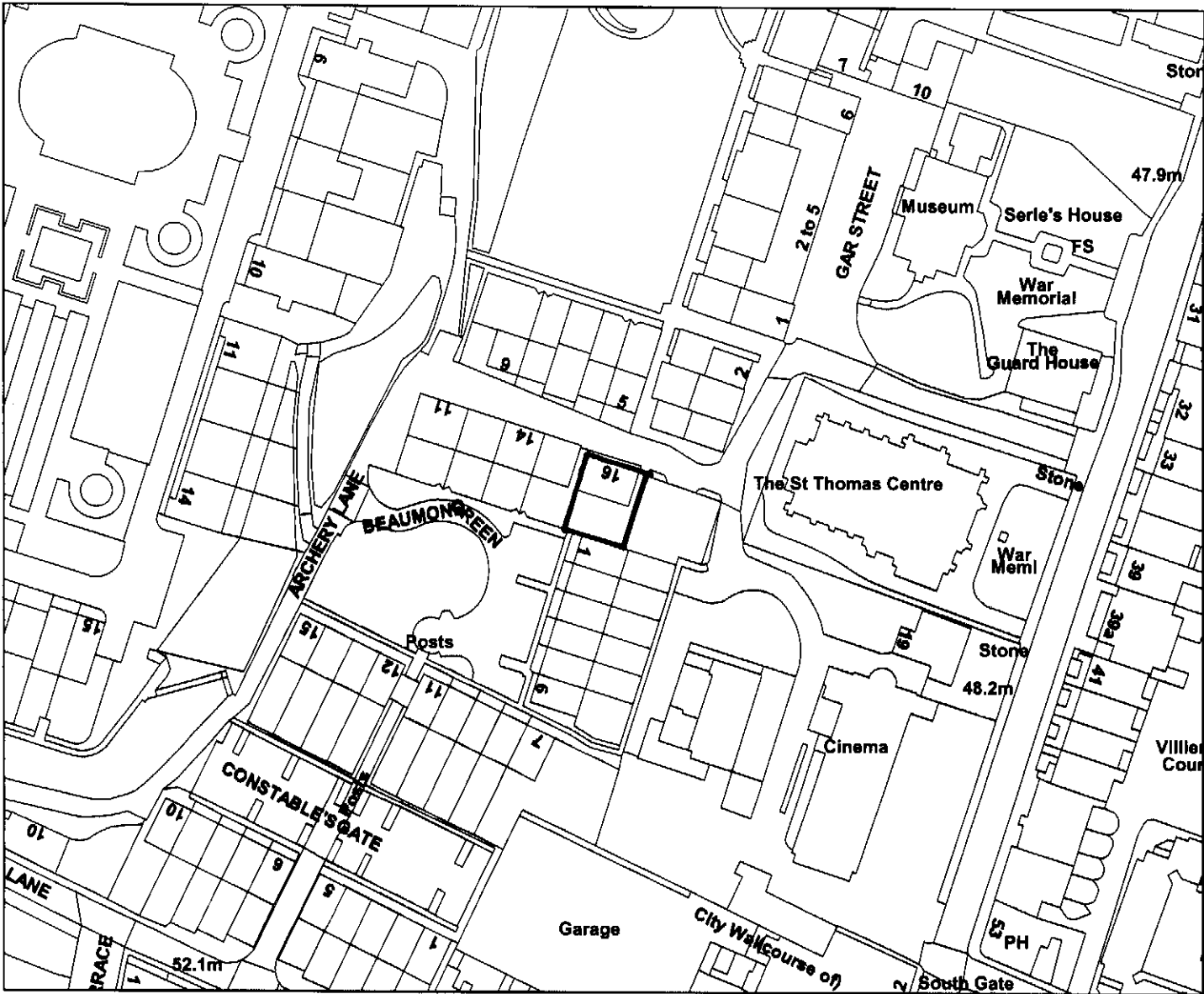


16 Archery Lane, Winchester

11/01536/FUL



Legend

Scale:

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Winchester City Council © 2007.

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 7 WCC
Case No: 11/01536/FUL / W11880/65
Proposal Description: To erect a painted, hardwood, flat roofed Orangery with glazed lantern to the south (garden) elevation of the dwelling (householder).
Address: 16 Archery Lane Winchester Hampshire SO23 8GG
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mrs S Merrifield
Case Officer: Mr Andrew Rushmer
Date Valid: 1 July 2011
Site Factors: Winchester - Designated as 3 separate areas Dec 1967 and May 1969
Extended February 1981, June 1986 and January 1990. Now combined into one area. Published 2003
Ancient Monument
Conservation Area
Historic Parks polygons
Within 50m of Listed Building

Recommendation: Application Refused

General Comments

This application is reported to Committee because of the number of letters of support received (8).

Site Description

No. 16 Archery Lane is an unlisted building forming part of the former barracks complex on the south side of Romsey Road, to the east of the railway line, in the Winchester Conservation Area.

The site is adjacent to a large range of Victorian and Edwardian former barrack buildings, which have now been converted to dwellings. As a consequence of their history, this part of the conservation area has a strongly cohesive architectural character, and the form of the buildings, and the materials employed in their construction, have a uniformity that emphasises the former institutional use of the site. Particularly prominent features are the red brick walls and slate roofs of the various buildings, which are more prominent than usual from some viewpoints as the site slopes, in some parts steeply, to the east. To the south of No. 16 is a modern courtyard, surrounded by new residential buildings. These were clearly designed, in principle, to reinforce local character, although they do have a more domestic appearance than the earlier buildings on the site.

The site of the proposed extension is located within a private garden, on a corner plot in the courtyard.

The site is visible from Beaumont Green, as well as the footpath to the east/south-east, although the views from the latter are somewhat more limited.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Proposal

The application proposal comprises a (painted) timber framed orangery or conservatory, appended to the south elevation of the building. The structure would have a heavy, but simplified, cornice above elevations subdivided into full-height windows with arched heads, and a centrally placed rooflight consisting of a glazed lantern with ball finials to the ridge.

The proposed roof covering would be a plastic membrane system (Sarnafil). A pair of doors would gain access to the garden on the east elevation of the conservatory.

Relevant Planning History

08/02141/FUL - Single storey extension to the rear - Withdrawn 2nd October 2008.

09/00518/FUL - Single storey rear extension (Amended Plans) (Resubmission) - Refused 3rd September 2009.

Consultations

The Head of Historic Environment:

Objects to the proposal. More specifically, she has stated that the context of the application proposal is a part of the conservation area that has a distinctive and coherent character, largely as a result of its former institutional uses. No. 16 Archery Lane, also known as 'The Bath House', although of significantly smaller dimensions than many of the buildings forming the old barracks complex, is nevertheless stylistically similar to them, employing red brick with yellow brick dressings and a slate roof. The building, like many of the others in the barracks (with the exception of the 'set piece' Peninsula Square buildings), is quite severe and rational in its design, as would have befitted a working site. In this context, the introduction of a highly detailed domestic 'orangery', albeit of a modest size, would appear most incongruous and inappropriate. Such an elaborate structure would not sit comfortably alongside the building, nor would it enhance the character and appearance of this part of the conservation area, where the most ornate part of the structure would be publicly visible above the plain brick walls surrounding this small garden.

Furthermore, *Building in Context* (produced by English Heritage) suggests that, for new development to be successful in historic contexts, the right approach consists of examining the context for any proposed development in great detail and relating the building to its surroundings through an informed character appraisal. There is no evidence in the submission (particularly the Heritage, Design & Access Statement) that this has been done in relation to this proposal.

In terms of the relevant policies, Policy HE.5 of the Winchester District Local Plan Review notes that extensions in conservation areas should respect the character, scale and plan form of the original building and be subordinate to it, without dominating principal elevations. Extensions should also employ appropriate materials and detailing, and not result in the loss of features that contribute to the character or appearance of the conservation area. Whilst the proposed extension is subordinate, the Head of Historic Environment considers that it does not respect the character of the original building, or employ appropriate detailing. It would be damaging to the character and appearance of

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

the building it extends and, as a result, have a detrimental impact on this part of the conservation area.

With regard to the impact of the proposal on the setting of adjoining listed buildings, it is considered that there would be very little effect, as the nearest listed building is the short terrace at Nos. 5-9 Archery Lane, and this is to the north of the application building (the proposed extension being on the south side). The St Thomas Centre – formerly St Thomas' Church – also listed, is sufficiently distant from the application site, and is recognizably not an architecturally integrated part of the former barracks, and its setting would not be affected by this proposal.

The Council's Historic Monuments Officer has raised no objection to the proposal. In particular, she has stated that a concrete raft foundation is proposed for the extension and it is likely that this can be accommodated above significant archaeological levels. In addition, she refers to conditions imposed on the Scheduled Monument Consent, and states that there would be no need to replicate those in the event that the application were to be permitted.

Representations

City of Winchester Trust:

Registered 'no comment' on the application

7 letters received objecting to the application, stating the following reasons:

- The proposal would be detrimental to the character of the area;
- Permitting the proposal would set a dangerous precedent;
- The addition would result in further infilling in the Winchester area;
- The structure would be visible from the public realm;
- The building would spoil the view of St Thomas' Church;

Cllr Mather:

Has also objected to the proposal on the grounds that the proposed extension, if it were permitted, would be highly visible from Beaumont Green and other elevated sections of the Barracks. In addition, she considers that it would create a precedent for piecemeal domestic extensions that would destroy the integrity of the conservation area.

8 letters received supporting the application, stating the following reasons:

- The conservatory has been sensitively designed;
- The proposal would improve the living conditions of the applicant;
- The building would not be visible from the public realm;
- Permitting the application would not compromise the architectural integrity of the Lower Barracks;
- There are already similar structures in the area: No. 10 Archery Lane (00/01324/FUL); a sun room extension to the rear of No. 1 Constables Gate (98/00505/FUL); and a conservatory to the rear of No. 10 Constables Gate (04/00840/FUL);
- One letter of support is caveated with some concerns. More specifically, one of the letters of support states that: *'We do however, believe the design to be too*

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

manufactured, the lantern light and fascia being heavy in appearance. If a sympathetic, more integrated design is proposed, this would have our full support.'

Relevant Planning Policy

South East Plan 2009: BE6

Winchester District Local Plan Review 2006: DP3, HE5

National Planning Policy Guidance/Statements:

Planning Policy Statement 1 – Delivering Sustainable Development

Planning Policy Statement 5 – Planning for the Historic Environment

Planning Considerations

Principle of development

The principle of extending a property within the defined settlement boundary is acceptable, provided, given the location of the site, permitting the application preserves or enhances the character and appearance of the conservation area, as required by s.72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policy HE5 of the Winchester District Local Plan Review 2006 and Planning Policy Statement 5.

Permission was previously refused (at Committee) for a rear extension to this building, for the reason that it would result in a cramped form of development that would erode the spatial characteristics of the area to the detriment of the locality. However, the proposal in that instance was significantly larger than the development now proposed.

Whilst there are other permissions for conservatories in the vicinity, the foremost consideration in determining any application is that it be judged on its own individual merits, in accordance with the Local Plan, and all relevant material considerations. As will be explained below, the proposal is considered to be contrary to the requirements of the Local Plan, and whilst the other permissions are material considerations, they are not considered to be sufficient to outweigh the conclusion that the proposal is contrary to the requirements of Policy HE5 of the Winchester District Local Plan Review 2006, and should hence be refused.

Design/layout

It is considered that the proposal fails to preserve or enhance the character and appearance of the conservation area, and hence is considered to be contrary to the requirements of s.72 of the Planning (Listed Building and Conservation Areas) Act 1990, Policy HE5 of the Winchester District Local Plan Review 2006 and Planning Policy Statement 5.

In the light of the comments from the Head of Historic Environment, it is considered that the proposal would not, by virtue of its form and design, respect the character of the original building, nor does it employ appropriate detailing. In addition, it would be damaging to the character and appearance of the existing building and, as a result, would have a detrimental impact on this part of the conservation area.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Impact on neighbouring properties

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.

It is considered that, given the scale of the proposed structure, and the nature of the boundary screening (a wall, approximately 1.8m tall runs along the western boundary), as well as the relationship with the property opposite (the view out of the orangery would be towards a blank wall), the proposal would not have any significant impact on the residential amenity of neighbouring properties.

Other Matters

Given the comments from the Head of Historic Environment, it is considered that the proposal will not have a detrimental impact on the setting of any listed buildings, as it would be sufficiently separate in visual terms from these nearby heritage assets.

In terms of the issue of precedent, in order to rely on this reason for refusal it would be necessary to provide evidence that the decision will be relied on, with the result that it will become more difficult for the Local Planning Authority to refuse inappropriate applications (*Poundstretcher v Secretary of State for the Environment* [1988] 3 PLR 69). However, it is considered that the key issue in relation to the development of the former barracks, is the design of the extensions to the individual dwellings and, as such, the individual characteristics of each site should always be the determining factor, as opposed to precedent. Therefore, it is not recommended that precedent be a reason for refusal in this instance.

Recommendation

Application Refused, for the following reason:

Reason

It is considered that the proposal is contrary to the requirements of Policy HE5 of the Winchester District local Plan Review 2006, Planning Policy Statement 5, and s. 72 of the Planning (Listed Building and Conservation Areas) Act 1990, as the proposal would not, by virtue of its form and design, respect the character of the original building, or employ appropriate detailing. In addition, it would be damaging to the character and appearance of the existing building and, as a result, would have a detrimental impact on this part of the conservation area.

Informative

The Local Planning Authority has taken account of the following Development Plan policies and proposals:

Winchester District Local Plan Review 2006: DP3, HE5

South East Plan 2009: BE6

Planning Policy Statement 1

Planning Policy Statement 5

S.72 of the Planning (Listed Building and Conservation Areas) Act 1990