

# King Harold Court, Christchurch Rd, Winchester

11/02333/FUL



Legend

Scale:

N

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	30 November 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 11  
**Case No:** 11/02333/FUL / W07698/07  
**Proposal Description:** Replacement of existing timber windows with uPVC double glazed windows  
**Address:** King Harold Court Christchurch Road Winchester Hampshire  
**Parish, or Ward if within Winchester City:** St Michaels Ward  
**Applicants Name:** Winchester City Council  
**Case Officer:** Mrs Anna Hebard  
**Date Valid:** 4 October 2011  
**Site Factors:** Winchester Conservation Area  
**Recommendation:** Application Permitted

### **General Comments**

This application is reported to Committee because the application is submitted by the Council and two objections have been received.

### **Site Description**

King Harold Court is a modern housing scheme located on the corner of Christchurch Road and Ranelagh Road in the St Cross Conservation Area. The buildings were erected in the late 20<sup>th</sup> century and are typical of the period, in brown brick with dark stained timber windows. The area is generally characterised by large Victorian and Edwardian houses in large gardens.

The site is accessed off Christchurch Road and is comprised of 5 flatted blocks for sheltered housing, predominantly for elderly residents who require warden controlled accommodation. The 5 blocks are linked by pedestrian pathways and open grassed areas. The site has a number of trees and hedgerows which presents a spacious open feel to the site. There is limited parking which is positioned to the north of the site.

### **Proposal**

The application proposal is the replacement of the present, single glazed timber windows and doors to the flats and common rooms with double glazed examples in uPVC in a colour to match as closely as possible that of the existing dark timber stain.

With regard to the full height panels, balconies, and the large communal entrances, due to the construction of these features and the structural support they provide, these will remain with the windows being replaced within the timber framework where applicable.

### **Relevant Planning History**

**86/01001/OLD - W07698/01** Erection of 32 elderly persons flats, wardens flat, guest bedroom and common room - That no objection be raised - 19/02/1986

### **Consultations**

Conservation: No objection

## WINCHESTER CITY COUNCIL DEVELOPMENT CONTROL COMMITTEE AGENDA

In this case, the buildings forming King Harold Court are relatively late additions to the conservation area, and although constructed of brick, have roofs of non-traditional concrete tiles. The buildings do not make a positive contribution to the character and appearance of the area and, it may be argued, provided that the refenestration proposal focuses on reinforcing the visual character of the building, it would comply with the policy despite its use of non-traditional materials, as this would be judged a 'sympathetic' use.

The dark wood of the present windows is clearly a deliberate part of the design character of the buildings (along with the projecting double-height bays, which are of the same material), so provided the colour of the windows matches this, it would not result in the erosion of what – little – character the buildings have.

There are no historic environment policy objections to the application proposals.

### **Representations:**

#### City of Winchester Trust: Object

As has been said in response to similar previous applications, it isn't possible to judge whether or not the proposed changes are acceptable unless there are elevations of the building showing what the existing fenestration looks like so that a direct comparison can be made. While there is no objection to the materials of the proposed replacement, it is felt that the photographs, with many of the elevations in shadow, are not good enough to be able to judge whether the proportions of the proposed new windows would be acceptable to the appearance of the building. The Trust therefore OBJECTS to this application because of inadequate information.

One letter received objecting to the application for the following reasons:

- More appropriate to use double glazed wooden window frames rather than Upvc
- Wooden window frames have a longer life span than uPVC windows
- The introduction of Upvc windows will diminish the character of the immediate area.

### **Relevant Planning Policy:**

#### Winchester District Local Plan Review

HE4 HE5 DP3

#### National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS5 Planning for the Historic Environment

### **Planning Considerations**

#### Principle of development

The relevant considerations in this case are the effect of the proposals on the character and appearance of the Winchester Conservation Area. Policy advice is contained in PPS5: Planning for the Historic Environment (2010) and the accompanying Historic Environment Practice Guide (2010), and in the Winchester District Local Plan Review Policies DP3 HE4 and HE5.

#### Design/layout and the Impact on the character of the conservation area

The buildings forming King Harold Court were built in the 1980s, and although

**WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA**

constructed of brick, they have non-traditional concrete tiles roofs. The buildings in terms of the form and materials do not reflect the character of the general area of large Victorian and Edwardian houses in large plots. Therefore as existing they cannot be considered to make a positive contribution to the character and appearance of the conservation area. It is therefore considered that on balance, provided the re-fenestration proposal focuses on reinforcing the visual character of the building by having a coloured finish to match the existing windows as closely as possible, it would comply with the policy despite its use of non-traditional materials.

The most predominant features of these buildings are the projecting large communal entrance gables and the double-height timber balconies, and it has been confirmed that these features will not be altered. The proposal is therefore for the replacement of the windows and doors only, which will be replaced with upvc, and provided the colour of the windows matches the dark wood, it would not result in the erosion of what little character the buildings have.

**Impact on neighbouring property**

The re-fenestration of the existing windows and doors will not cause any additional overlooking of any nearby properties as additional windows are not being proposed. It is therefore considered that no detrimental effects will occur to any neighbouring properties.

**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 colour and finish of the replacement windows and doors hereby permitted shall match the existing windows and doors as closely as possible.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

**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:-

Winchester District Local Plan Review 2006: DP3 HE4 HE5  
South East Plan 2009: BE6