

# 55 Canon Street, Winchester

13/00213/FUL



Winchester  
City Council



## Legend

Scale: 1:469



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Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	03 July 2013
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**Item No:** 5  
**Case No:** 13/00213/FUL / W04071/04  
**Proposal Description:** (AMENDED PLANS) (HOUSEHOLDER) - Internal alterations, two storey rear extension with cellar, provision of rooms in new roof.  
**Address:** 55 Canon Street Winchester Hampshire SO23 9JW  
**Parish, or Ward if within Winchester City:** St Michael  
**Applicants Name:** Mr & Mrs Luke Wessely  
**Case Officer:** Lisa Booth  
**Date Valid:** 11 February 2013  
**Site Factors:** Winchester Conservation Area  
Special Advertisement Control areas  
Civil Aviation  
**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee because of the number of objections received contrary to the officers' recommendation.

Amended plans were received to show changes to the design, size and materials for the single storey rear extension; the basement extension has been reduced in length by 1.45m, moved away from the existing dwelling by 1.6m and the internal layout simplified; proposed party wall acoustically and thermally insulated and provision of 50mm clear cavity abutting face of existing party wall; gutter detailing and design changed.

There is a concurrent listed building application 13/00214/LIS included elsewhere on this agenda for consideration.

**Site Description**

55 Canon Street is a mid-terraced grade II listed building, located on the north side of the street, in the Winchester Conservation Area.

It is of two storeys plus attic, in painted brickwork, with a plain clay tiled roof. The building is believed to date from the 18th century, and on the front elevation has multi-paned sashes beneath cambered arches – one at ground floor level and two at first floor level. The two later dormers on the front roof slope are hipped and have 3-over-6 sashes, and glazed cheeks. There is a good doorcase with pilasters and a lead-covered cornice, to a wide early front door of seven panels beneath a rectangular fanlight divided by fine glazing bars.

The rear elevation comprises a two-storey rear wing of nineteenth century date, with a separate hipped roof covered in clay tiles, and a further single storey lean-to extension with a slate roof. The rear wall of the principal part of the building has been rebuilt in modern brickwork (stretcher bond), and a large dormer with a double hipped roof and one central window has been inserted on the rear roofslope. The rear part of the building adjoins the rear wing of 56 Canon Street, which is also a grade II listed building.

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There are brick and flint walls along the boundaries with the neighbouring properties.

**Proposal**

The proposal is for a two storey rear extension, single storey side extension and bay window extension to the rear, with provision of an en-suite in the roof space of the two storey extension. A cellar is also proposed to provide a wine cellar, utility room and WC.

The two storey extension will abut the party wall with no. 56, allowing a 50mm gap between the walls. The single storey extension to the side will incorporate the boundary wall with no 54 as its side wall and will be rebuilt. Materials will predominantly match existing, with roof materials to be clay tiles, slate and lead.

The two storey extension will add an additional 3.8m in length from the existing two storey wing.

There are various internal alterations The upper part of the chimneystack in the existing rear extension (removed at some time in the past) is proposed to be reinstated, complete with clay pots.

It is proposed to remove the modern paint layers from the brickwork of the front elevation, subject to test panels to ascertain whether this is possible without damage to the historic fabric and whether the brickwork merits being revealed.

**Relevant Planning History**

78/01412/OLD - Construction of rooms in roof with dormers to provide bedroom and sitting room - Permitted 12th September 1978.

87/00519/OLD - Dormer windows – Permitted 19th May 1987.

87/00520/OLD - Dormer window, alterations to front elevation and internal alterations – Permitted 19th May 1987.

**Consultations**

Engineers: Drainage:

As this is a Householder Application drainage proposals do not need to be submitted. No comment and leave approval to Building Control should permission be gained.

Archaeology:

Groundworks associated with the proposal are likely to impact on part of the medieval city ditch and its upper fills (cellar and extensions), with lower fills of the city ditch potentially being impacted by new foundation requirements to support the cellar / extension. As this area is low lying there is the potential for the lower fills of the city ditch to contain palaeoenvironmental information.

Although part of the southern edge of the medieval city ditch and its fills may be impacted, the area affected comprises only a small part of the wider monument. As such there is no objection in principle to the proposal. However conditions will be required to secure appropriate mitigation of the impact on buried archaeological remains.

(Conditions 04, 05, 06)

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Head of Building Control:

General comments regarding means of escape, height of chimney and fire door provision. Specific comments regarding the basement: "If the basement is below the water table in order to build it water will have to be pumped away to form the structure. If it is not below the water table then there is no water to displace, any moisture in the ground will be taken away as part of the build process. If basements nearby have been flooded this would either be due to a temporary rising of the water table or through rainwater run-off. Just because a new basement is proposed doesn't mean there will be excess water to run into other basements. If the basements have flooded in the past it may well be that they are not suitably waterproof themselves. In regards to the well (at No.56) we will have to make sure that the foundations of the basement do not put pressure on the walls of the well. "

Head of Historic Environment:

55 Canon Street has been subject to several phases of sequential alteration, and its special interest today resides largely in the early part of the building fronting onto Canon Street which, although many of its internal finishes are modern, is substantially of eighteenth century date. The building's external appearance has been altered by the addition of dormer windows in the 20th century – the large one on the rear roofslope being rather disproportionate to the roofscape, and by the painting of the brickwork of the front elevation and re-skinning (in stretcher bond) of the remaining part of the rear wall that is exposed to the elements. The nineteenth century additions to the building are of interest as a record of its earlier modification, but it is unlikely that they would, of themselves, be listable if they were not attached to the earlier building.

The further modification and extension of the building at the rear would have a limited impact on the earliest parts of the fabric, except at roof level, where the removal of the over-large dormer (which is welcome in principle) and link into the new attic roofspace over the rear wing would entail the removal of a limited number of rafters and reinstatement of others. The application proposes the re-use of any timbers removed to create the link opening to make good the rear roofslope where the wide dormer is to be removed (either side of the smaller dormer to be built), and this is considered to be an acceptable mitigation in historic building terms.

The proposed extension would be of no greater length than that already existing at 56 Canon Street and its roof profile and height would follow that of the existing extension, with a fully hipped end. Brickwork would match the existing in colour, bond and pointing style and windows would be multi-pane sashes to match those already in the building. The canted bay proposed at ground floor level is characteristic of 19th century buildings and is considered to be proportionate and sympathetic to the character of the rear of the building.

The garden space adjoining the rear wing is to be infilled with a single storey extension roofed traditionally in lead laid to falls, to minimise its height. A lantern light of traditional proportions is included at the southern end of this extension. Beneath this extension a basement storey is proposed, directly beneath the infill extension and overlapping only with the existing building at the north-west corner of the present rear wing, which is proposed to be underpinned. The basement is separated from the front part of the existing building by 2 metres of retained ground, and it is not considered that its construction would be damaging to the listed building. Safeguarding conditions should, however, be imposed on any consent granted in respect of the limited underpinning of the

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corner of the nineteenth century extension.

The proposals as a whole, whilst enlarging the property to form additional accommodation, are considered to be proportionate, sympathetic to its character and to significantly improve the appearance of the rear elevation of the principal part of the building by the replacement of the over-sized dormer with one of a smaller scale, and the reinstatement of more sympathetic brickwork to the rear elevation. The removal of the modern paint layers from the front elevation – if this can be achieved without damage to the historic fabric would also be a significant beneficial change to the building's appearance. Suitable safeguarding conditions should be imposed on any consent granted to secure an appropriate methodology and samples of cleaning before these works are undertaken.

The application building immediately adjoins 56 Canon Street, another grade II listed building, and the revised proposals include details of the party wall treatment at the location of the new extension, and of the proposed new valley gutter between the parallel rear wing roofs. The latter details include water shedding arrangements to accommodate the reinstated rear chimneystack, and have been carefully considered to ensure that the historic fabric of no. 56 is also safeguarded.

Environment Agency:

Although only in Flood Zone 1 (no FRA required as low risk of flooding), the Environment Agency were consulted due to the number of concerns regarding increased flooding/water displacement. They commented that "having assessed the planning application with regard to the development type and location of the proposal, they had no bespoke comments to make."

Hampshire County Council Ecology:

No overriding ecological concerns in respect of the development. The key concern raised was potential impacts on bats associated with extension of the property. The applicant has provided a thorough and professional report of the Phase 1 and Phase 2 bat surveys completed at the site (CC ecology, June 2013) which have confirmed that the site does not currently support roosting bats. No new concerns to raise, but a suitably-worded condition should be attached (condition 03).

**Representations:**

City of Winchester Trust:

Although some improvements – concerned results in overdevelopment of terraced dwelling – out of sympathy with listed building.

Biggest concern is new cellar – thought to be hazardous in a low-lying area with a high and fluctuating water table – possible impact (flooding) on neighbouring properties (no's 54 & 56). Also concerns regarding the party wall, presence of archaeology, overlooking, single storey extension detrimental to the appearance of the dwelling/reduced amenity space.

8 letters received objecting to the application for the following reasons:

- Scale
- Increase in flood risk/displacement of ground water/drainage
- Stability of adjacent buildings/disturbance of ground
- Overlooking/impact on amenity

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- Overdevelopment
- Impact on historic nature of building/street
- Impact on character of conservation area/can see it from St Swithun Street
- Use of materials not in keeping (zinc/lead roof of single storey extension)
- Loss of green space

**Relevant Planning Policy:**

Winchester District Local Plan Review  
DP3, HE1, HE5, HE14

Winchester Local Plan Part 1 – Joint Core Strategy  
CP20

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

**Planning Considerations**

Principle of development

Policy DP3 allows for development to be permitted provided it; *'in terms of design, scale and layout, responds positively to the character, appearance and variety of the local environment'* and *'does not have an unacceptable adverse impact on adjoining land, uses or property'*

The relevant historic environment considerations in this case are the effect of the proposals on the special interest of the listed building, the setting of nearby listed buildings and on the character and appearance of the Winchester Conservation Area. Policy advice is contained in the *National Planning Policy Framework* (2012) and the *Historic Environment Practice Guide* (2010) that accompanied the superceded PPS5, and the Winchester Local Plan Part 1 Joint Core Strategy (CP20) and retained policies in the Winchester District Local Plan Review.

Design/layout

The proposal is for a two storey extension projecting to a similar footprint as the existing single storey extension with a basement area under, a single storey lead roof side extension (2.2m by 7.2m) and a bay window to the rear.

The design of the proposed extensions is considered to be in keeping with the historic nature of the listed building. The removal of the overlarge rear dormer is considered to be an improvement on the character of the historic building.

The proposed two storey extension would be of no greater length than that already existing at 56 Canon Street and its roof profile and height would follow that of the existing extension, with a fully hipped end. Brickwork would match the existing in colour, bond and pointing style and windows would be multi-pane sashes to match those already in the building. The canted bay proposed at ground floor level is characteristic of 19th century buildings and is considered to be proportionate and sympathetic to the character of the rear of the building.

The basement is separated from the front part of the existing building by 2 metres of

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retained ground, and it is not considered that its construction would be damaging to the listed building.

There is no established rear building line to the listed properties of this part of Canon Street, and it is not considered that the proposed extension would break a strongly established rhythm of rear elevations, or that it would extend the building line significantly further than already exists at other properties.

The design proposed is considered to be reflective of the historic nature of the building and its surroundings.

Impact on character of area and neighbouring property

The proposals as a whole, whilst enlarging the property to form additional accommodation, are considered to be proportionate, sympathetic to its character and to significantly improve the appearance of the rear elevation of the principal part of the building by the replacement of the over-sized dormer with one of a smaller scale, and the reinstatement of more sympathetic brickwork to the rear elevation.

The application building immediately adjoins 56 Canon Street, another grade II listed building, and the revised proposals include details of the party wall treatment at the location of the new extension, and of the proposed new valley gutter between the parallel rear wing roofs. The latter details include water shedding arrangements to accommodate the reinstated rear chimneystack, and have been carefully considered to ensure that the historic fabric of no. 56 is also safeguarded.

There will be the introduction of a first floor bedroom window in the two storey extension, which will look towards the rear of St Swithun Street properties, which all have windows overlooking Canon Street properties.

There are very limited views of the rear of the property from the Conservation Area, therefore it is not considered that there is any impact on its character.

There are existing first and second floor bathroom windows which overlook the properties in St Swithun Street and a bedroom window looking west towards the gardens in Canon Street.

It is noted that the extension will result in a bedroom window approximately 7.3m further into the garden area than the existing windows, but with the use of the room as a bedroom and the area characterised by mutual overlooking, it is not considered that the first floor window will result in overlooking to the detriment of the amenities of the neighbouring properties and a reason for refusal on this issue alone could not be justified in this area. There is also considered to be a sufficient gap of approximately 15m between the buildings.

The bedroom window will have views of the rear corner of the garden of no.56, but the main garden area cannot be seen as it is located behind their existing rear extension.

Other Matters

Issues have been raised regarding possible flooding that could be caused by the provision of a basement. The property lies within flood zone 1 which is defined as low risk from river and sea flooding and a Flood Risk Assessment (FRA) is not required for

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this proposal. However, consultations were undertaken with the Environment Agency and the Council's Drainage Engineer, who had no comments to make regarding the proposal.

The creation of the basement provides no visual harm in planning terms and any issues regarding water displacement and structural integrity of surrounding properties are issues dealt with by Building Control. They have provided comments as detailed above in the 'Consultation' section of the report.

The applicant's agent also provided a further Method Statement on Ground Water Displacement by an Engineer whose company provides expert advice on flood risk and drainage planning/design, which gives specific advice on the particular site (not general advice) and advises that "the use of cellular storage units can, in the worst case scenario provide adequate compensatory storage for displaced groundwater pollution with an inclusion of an allowance for climate change under current national planning guidelines. With measures to address aquifer pollution, a system can therefore be delivered which addresses the concerns raised." It is considered that the applicant has fully addressed the issues raised by the representations.

The site has archaeological potential and the recording and reporting of any archaeological deposits that will be affected by the proposed works are secured through suitable conditions. (Conditions 04, 05, 06).

Although there may have been potential for the presence of bats within the building, a Bat Survey has confirmed that there are no bats present. Condition 03 ensures that works are carried out in accordance with the survey.

**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.

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

2 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 The development shall proceed in strict accordance with the mitigation and enhancement measures detailed within section 5.0 and 6.0 of the Bat Survey Report and Mitigation Strategy (CC Ecology, June 2013) unless otherwise agreed in writing by the Local Planning Authority.



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3 Reason: to ensure the favourable conservation status of protected species and ecologically-valuable habitats.

4 No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the Local Planning Authority. The Written Scheme of Investigation shall include:

1. The programme and methodology of site investigation and recording
2. Provision for post investigation assessment, reporting and dissemination
3. Provision to be made for deposition of the analysis and records of the site investigation (archive).
4. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

4 Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in compliance with policy HE.1 of the Winchester District Local Plan Review.

5 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication.

5 Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with policy HE.1 of the Winchester District Local Plan Review.

6 Before any works hereby permitted are begun, full details of the cellar, foundations] (including piling configuration if used) and drainage and services, to include a detailed design and method statement, shall be submitted to and approved in writing by the Local Planning Authority. Such details should to show the preservation of surviving archaeological remains which are to be preserved.

6 Reason: To ensure the conservation and protection of important archaeological remains present within the site, in compliance with policy HE.1 of the Winchester District Local Plan Review.

**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:-

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Winchester District Local Plan Review 2006: DP3, HE1, HE5, HE14  
Winchester District Local Plan Part 1 - Joint Core Strategy: CP20

3 In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
- the applicant was updated of any issues after the initial site visit.

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

5. All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.