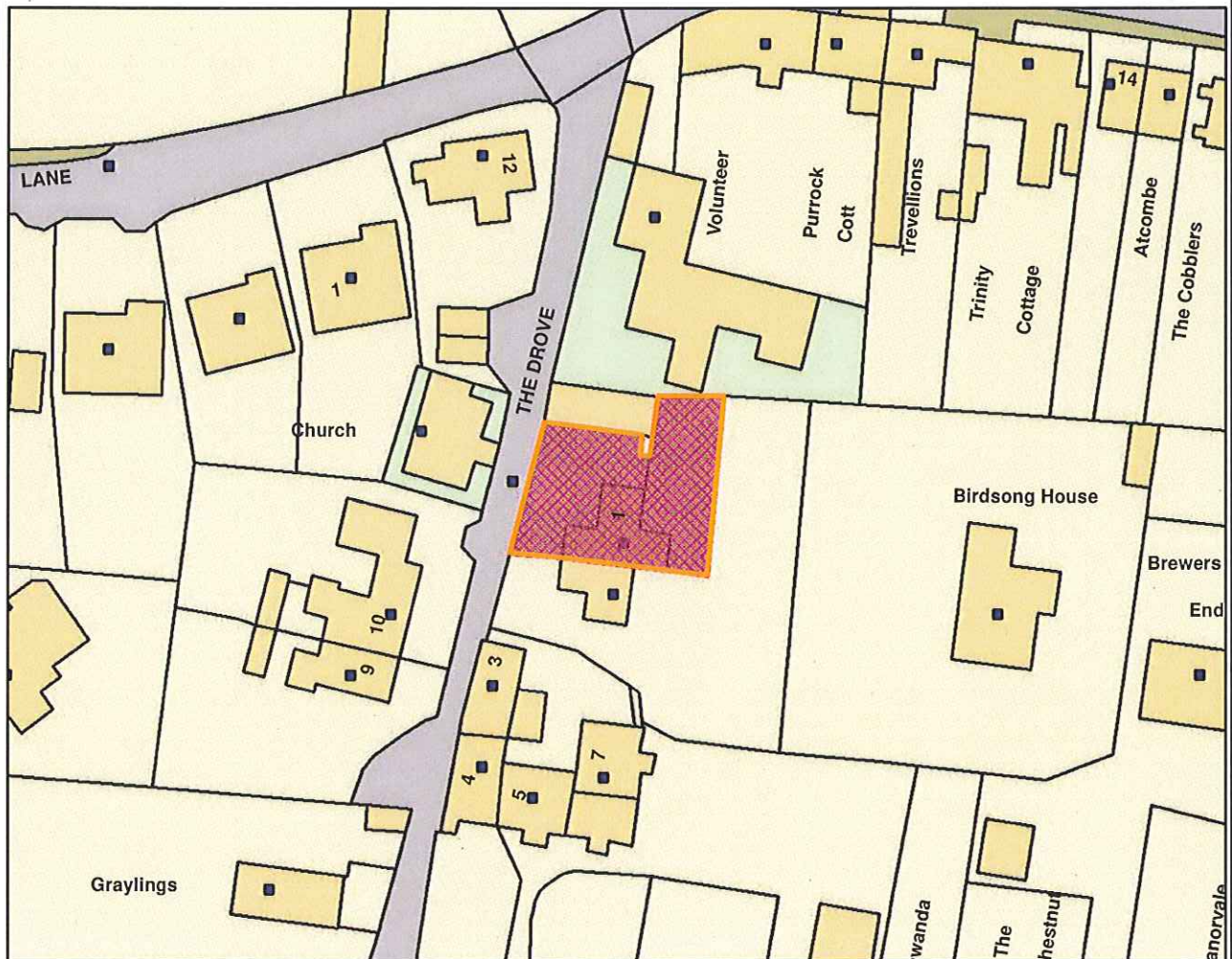



1The Drove

SDNP/14/01266/HOUS



Legend

Dev Control Polygons

 Default

Scale: 0 0.0075 0.015 0.03 KM

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Organisation	South Downs National Park
Department	Planning
Comments	
Date	27/05/2014
MSA Number	



Agenda Item

Report PC

Report to Planning Committee

Date of Committee 12.06.2014

By Director of Planning

Local Authority Winchester City Council

Application No: SDNP/14/01266/HOUS

Validation Date 17 March 2014

Target Date: 12 May 2014

Applicant: Ms Lizzie Laird

Proposal: (HOUSEHOLDER) First floor side extension

Site Address 1 The Drove, Twyford, Winchester, Hampshire, SO21 1QL

Purpose of Report The application is reported to Committee for a decision

Recommendation: That the application be refused for the reasons and subject to the conditions set out in paragraph 10.1 of this report.

Executive Summary

This application is reported to committee at the request of Twyford Parish Council whose request is appended to this report.

1. Site Description

Number 1 The Drove is a modest semi-detached two storey dwelling, constructed of red brick with a slate roof.

The Drove is a narrow lane situated within the Twyford Conservation area and the South Downs National Park.

The garden is bounded by walls and fences and surrounded by neighbouring gardens.

A single storey extension has recently been constructed to the side of the dwelling which this application seeks to extend above.

To the rear of the property and outside of the conservation area is a large detached property which has recently been granted consent for a two storey side extension (SDNP/13/05342/HOUS)

2. Relevant Planning History

81/01198/OLD - Erection of garage. Withdrawn 31st March 1981.

10/02612/TPC - 1no.Robinia fell. No Objection 7th December 2010.10/03093/FUL - (HOUSEHOLDER) demolition of existing and replacement lean-to extension. Permitted 21st February 2011.

SDNP/13/03212/HOUS - First floor side extension STATUS: Withdrawn 28th August 2013.SDNP/13/04598/HOUS - First floor side extension(RESUBMISSION) STATUS: Refused 21st November 2013.

3. Proposal

The application proposes the addition of a first floor side extension above the existing single storey side extension.

4. Consultations

WCC Historic Environment Team:

The Officer considers that 1 The Drove, together with its pair, No.2, are a good example of modest paired cottages in a traditional style, of good local materials and detailing, and make a positive contribution to the character and appearance of the conservation area.

The Officer states that the existing single storey extension, which enlarged a part pitched/part flat-roofed ad hoc extension dating from the twentieth century, was permitted because it complied with the relevant policies of the Winchester District Local Plan Review, and was considered to be sufficiently sympathetic, in its form and detail, to the character and size of the cottages not to cause harm to the character and appearance of the conservation area.

The Officer considers that the present proposal, for a further storey above the existing extension, whilst of similar materials to that permitted, would significantly increase the proportion of the extension in relation to the size of the original cottage and would unbalance the pair of cottages which remain quite legible and highly characteristic of this narrow thoroughfare in the conservation area.

The Officer considers that the submitted scheme would not comply with policy HE.5 (a) of the Winchester District Local Plan Review (2006) as it would unbalance, to an unacceptable degree, the existing and historic arrangement of this pair of cottages. The Officer also considers that it is doubtful whether the extension as a whole could be argued as sufficiently subordinate to the original building as although lower, it is slightly wider than the original cottage and in views from The Drove would almost appear to extend the original building by a further full (cottage) bay of equal size.

The Officer considers that the proposal would dominate the principle elevation of the existing building in a manner that would neither preserve nor enhance the character and appearance of the Twyford Conservation Area. In addition because the combined extension would virtually double the size of this small cottage, which forms part of the historic character of the conservation area, the proposals are considered to be harmful to the local character and distinctiveness, contrary to paragraph 131 of the National Planning Policy Framework and The Officer therefore objects to the proposal.

The Officer notes the reference to neighbouring Birdsong House in the application. The Officer states that this building, along with most of the properties on the north and south sides of Brewers Lane is specifically excluded from the Twyford Conservation Area, as it they do not merit inclusion within the designated area.

The Officer notes that the approved extension is located at the south end of the property, not adjoining the conservation area boundary, and although it would enlarge an already substantial property, the Officer considers that it would have a limited effect on the setting of the adjoining conservation area.

Parish Council Consultee:

The Parish Council raise no objection to the proposal and consider that as a result of the recent approval at Birdsong which has a huge impact as it overlooks this building and owing to the changes in the Drove itself (modern garages) this particular application does not adversely affect the neighbourhood, albeit within the conservation area. Therefore the Parish request that the application be referred to planning committee should officers be minded to refuse it.

5. Representations

No neighbour representations have been received

6. Policy Context

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Winchester District Local Plan Review (2006). The relevant policies to this application are set out in section 7, below.

National Planning Policy Framework (NPPF) and Circular 2010

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the National Parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

6.2 National Park Purposes

The two statutory purposes of the SDNP designation are:

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

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

6.3 Relationship of the Development Plan to the NPPF and Circular 2010

Paragraph 2 states that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

On 11 February the Council received confirmation from the Planning Inspector dealing with the Council's new Local Plan that the Winchester Local Plan Part 1 - Joint Core Strategy (LPP1) is sound subject to the Council accepting a number of modifications recommended by him. On 20th March 2013 the Council formally adopted the plan incorporating the Inspector's changes.

The policies set out in the LPP1 now form part of the development plan of the District and therefore applications must be determined in accordance with this plan unless material considerations indicate otherwise. Some policies in the 2006 Local Plan remain saved, even though the LPP1 has been adopted, and they deal primarily with detailed matters or with development management issues and these also form part of the development plan. In due course these saved policies will be replaced by policies in Winchester Local Plan Part 2.

The policies relevant to this application from the Local Plan Part 1 are CP19 and CP20

Policy CP19 relates to development within the South Downs National Park which should be in keeping with the context and setting of the National Park
Policy CP20 relates to the conservation of heritage and landscape character

7. Planning Policy

The following policies of the Winchester District Local Plan Review (2006) are relevant to this application:

- DP3 (WN)General Design Criteria
- HE5 (WN)Conservation Areas

8. Planning Assessment

Principle of development

The property is situated within the defined settlement boundary of Twyford in which the principle of the development in question is acceptable, subject to compliance with the detailed provisions of the Winchester District Local Plan Review 2006.

Policy HE.5 (part) of the Winchester District Local Plan Review (2006) states that development proposals which preserve or enhance the character or appearance of the area will be permitted provided that scale and plan form of the original building are respected and the extension is subordinate to it and does not dominate principal elevations.

This application is a resubmission of an application which was previously refused as it was considered that by virtue of its width, scale, mass and position it would result in a form of development out of keeping with the modest scale of the existing cottage which would compete with the principle elevation and would not respect the original character and plan form of the pair. The proposal was therefore considered to result in a detrimental impact to the character of the existing dwelling, the wider conservation area and the South Downs National Park, and to be contrary to policy HE5 of the Winchester District local Plan Review 2006 and policies CP19 and CP20 of Local Plan Part 1.

No changes have been made to the design, position or scale of the proposed extension however the supporting documents submitted with the application refer to a recent permission at neighbouring Birdsong House in support of the proposed development. (SDNP/13/05342/HOUS)

The application at Birdsong House was for a two-storey side extension to a large, modern, detached dwelling situated outside of the conservation area. The property is of a much larger scale than 1 The Drove and in assessing the proposal the scale and design of the extension was considered to respect the character and form of the existing property. The approved extension is considered to be proportionate to the scale of existing dwelling and this decision is not considered to be a material consideration in favour of permitting the proposed development.

Design, scale and impact on the character of the area

In line with the previous assessment the proposed first floor side extension by virtue of its width, scale and mass is not considered to respect the original scale and plan form of the dwelling and its pair and is considered to unbalance this pair of modest cottages which would be detrimental to the character of this part of the Twyford conservation area.

Whilst the proposed extension is set down and set back from the existing dwelling, given the significant width of the proposal, the development is not considered to be sufficiently subservient to the host dwelling.

In addition, the proposed width of the extension at two storey is considered to compete with the principle elevation of the cottage, given the width of the existing dwelling at 4 metres and the width of the proposed extension of 4.2 metres.

Whilst the design and proposed materials are considered to be appropriate, as a result of the scale and width of the proposed extension, the development is considered to result in a detrimental impact to the modest character of the dwelling and the wider conservation area, contrary to policy HE5 and policy CP20 which requires new development to protect and enhance heritage assets.

By virtue of the impact of the development to the modest character of the existing dwelling, the character of the pair and the wider conservation area, the proposal is also considered to be contrary to policy CP19 and the purposes of the South Downs National Park as the extension is not considered to conserve and enhance the cultural heritage of the area.

Impact on Neighbours

The proposed first floor side extension is set back from the boundary by approximately 16 metres and would be situated approximately 30 metres from the rear of Birdsong House. Given the distance retained and the existing first floor windows in the rear elevation, in line with the previous assessment the proposed development is not considered to result in a detrimental impact to neighbour amenity.

The side elevation of the proposed extension would be located opposite the garage and parking area of Ebeneezers Cottage. No side windows are proposed and given the distance retained between the two dwellings and the existing orientation and position of the buildings, the proposal is not considered to result in a detrimental impact to neighbour amenity.

9. Conclusion

It is therefore considered that the proposed development is not acceptable as it would have a detrimental impact to the character of the existing dwelling, the character of the conservation area and the South Downs National Park and the application is therefore recommended for refusal.

10. Recommendation

1. It is recommended that the application be Refused for the following reason(s):

1. The proposed first floor side extension by virtue of its width, scale, mass and position would result in a form of development out of keeping with the modest scale of the existing cottage which would compete with the principle elevation and would not respect the original character and plan form of the pair. The proposal would therefore result in a detrimental impact to the character of the existing dwelling, the wider conservation area and the South Downs National Park, contrary to policy HE5 of the Winchester District local Plan Review 2006 and policies CP19 and CP20 of Local Plan Part 1.

11. Crime and Disorder Implications

It is considered that this planning application does not raise any crime and disorder implications.

12. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equalities Act 2010

Due regard, where relevant, has been taken of the National Park Authority's equality duty as contained within the Equalities Act 2010.

Tim Slaney
Director of Planning
South Downs National Park Authority

Case Officer Details

Name: Mrs Bev Harding-Rennie

Tel No: 01962 848330

Email: bharding-rennie@winchester.gov.uk

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Lynda Tite

From: Elizabeth Billingham [twyfordclerk@gmail.com]
Sent: 11 April 2014 19:40
To: Planning Mailbox Account; planning@southdowns.gov.uk; SDNPplanning@winchester.gov.uk
Subject: Twyford Parish Council Planning comments

Please excuse them all coming in one email.

SDNP/14/01116/HOUS – Nutley, Manor Road, Twyford. – First Floor extension, addition dormer window to side and conversion of garage to a family room. Deadline 28th March – extension requested.

RESOLVED to NO OBJECTION

SDNP/14/01271/HOUS – Highfield house, Highfield, Twyford – First floor rear extension with associated works – Deadline 8th April

RESOLVED to agree NO OBJECTION

SDNP/14/01383/HOUS- Bluebell Cottage, Manor Road, Twyford SO21 1RJ- Single Storey extension
 Deadline 15th April 2014

RESOLVED to agree NO OBJECTION

SDNP/4/01266/HOUS -1 The Drove, Twyford -First Floor side extension- Deadline 15th April 2014

RESOLVED to agree NO OBJECTION but please refer to Planning Committee –The recent approval to Birdsong which has a huge impact as it overlooks this building and owing to the changes in the Drove itself (modern garages) the council feels that this particular application does not adversely affect the neighbourhood albeit within the conservation area. Therefore the council request that it go to Planning committee if the officers are of a mind to reject it.

SDNP/14/01371/FUL -Hare Farm Hare Lane
 worker dwelling Deadline 15th April 2014

Retention of mobile home as temporary agricultural

RESOLVED to SUPPORT the application.

SDNP/14/01181/HOUS -PP-03238915 - 18 Manor Farm Green Twyford Winchester SO21 1RA - Erection of a PVCu Orangery to the side of the property (WITHIN THE CURTILAGE OF A LISTED BUILDING)

RESOLVED to agree NO COMMENT

Elizabeth Billingham
 Clerk to Twyford Parish Council

Email: twyfordclerk@gmail.com
 Tel: 07443 598464

Click [here](#) to report this email as spam.

15/04/2014