



14/02255/FUL



**Legend**

**Scale:** 0 0.02 0.04 0.08 KM

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Organisation	Winchester City Council
Department	Winchester GIS
Comments	Not Set
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WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

**Item No:** 1  
**Case No:** 14/02255/FUL / W01929/07  
**Proposal Description:** (HOUSEHOLDER) Demolition of existing single storey rear extension and outbuildings and erection of single and two storey rear extension with detached garage(AFFECTS THE SETTING OF A LISTED BUILDING) (RESUBMISSION)  
**Address:** Tudor Cottage 22 Church Lane Kings Worthy Winchester Hampshire  
**Parish, or Ward if within Winchester City:** Kings Worthy  
**Applicants Name:** Mr & Mrs Kelly  
**Case Officer:** Richard Whittington  
**Date Valid:** 8 October 2014  
**Site Factors:** 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 contrary to the Officer's recommendation.

This is a resubmitted application for a similar scheme that was previously withdrawn following Officer's concerns on the impact the proposal had on the Listed Building and the affect on the character of the Conservation Area.

The resubmitted proposal is reduced in height from that previously submitted and set slightly further away from the listed building.

The associated listed building consent application is to be determined concurrently with this application.

**Site Description**

Tudor Cottage is a grade II Listed Building, located in the Kings Worthy Conservation Area on the east side of Church Lane. The property is one and a half storeys. It is a semi-detached dwelling and dates from the 17th and early 19th centuries.

The property has been previously extended in the form of a single storey side and rear extension dating from the 1970's.

Two sheds and a garage form ancillary buildings on site (all to be removed). The land rises from the rear and side of the property up to the north and east.

**Proposal**

It is proposed to remove the 1970's single storey side and rear extension (41 sqm approx.), sheds and garage and construct a single and two storey extension to the rear connected to the house by a glazed link in contemporary design and materials. A garage and car port are also proposed of traditional design.



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The glazed link separating the cottage and extension is proposed to be approximately 6.2m in length. The single storey element proposed is to be 3.1m in height above ground level and the two storey element 4.1m above ground level with both elements cut into the ground by approximately 1m.

The existing dwelling is approximately 147sqm in floor area over two storeys. The proposed extension including the glazed link is 150sqm approximately in floor area, consisting of 115.sqm at ground floor level and 35sqm at first floor.

A 1.8m gap is retained between the proposal and the south east and north east boundaries with neighbouring properties.

The existing access is to be retained with a garage / car port proposed to be located within the site to the north of the dwelling.

### **Relevant Planning History**

10/01479/FUL - (HOUSEHOLDER) Extension to existing driveway; relocation of retaining wall and fence line with the removal of flower bed and creation of a permeable hard standing (WITHIN THE CURTILAGE OF A LISTED BUILDING). Permitted 22nd October 2010.

13/02875/FUL - (AMENDED DESCRIPTION) (HOUSEHOLDER) Demolition of existing single storey rear extension and outbuildings and erection of single and two storey rear extension with detached garage. Withdrawn 19th March 2014.

13/02876/LIS - AMENDED DESCRIPTION Demolition of existing single storey rear extension and outbuildings and erection of single and two storey rear extension with detached garage. Withdrawn 19th March 2014.

14/02256/LIS - Demolition of existing single storey rear extension and outbuildings and erection of single and two storey rear extension with detached garage. (AFFECTS THE SETTING OF A LISTED BUILDING) (RESUBMISSION). Pending determination.

### **Consultations**

#### Head of Historic Environment:

The proposal cannot be supported as it is considered harmful to the setting of the listed building by virtue of scale, height, mass, bulk and choice of materials. It does not reflect the prevalent pattern of development and is therefore considered to be extremely inappropriate in the context of this listed building and the conservation area, exacerbated by surrounding topography.

Policy HE4 requires that particular attention should be paid to conserving attractive views out of and into the area, this form of development would be incongruous both against the appearance of the conservation area and the setting of the listed building.

The proposal would take up the entire rear part of the garden and equivalent in length of the Listed Building, tantamount to attaching a large three storey house by an extremely long glazed link and dug down into the garden as if it were a partial subterranean bunker.

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The design will dominate the small scale of the thatched listed cottage. The long length of the link corridor will in effect isolate the main cottage from the extension – it is noted that the existing living room will become a large entrance Hall rendering the living space to circulation space only.

Engineers: Highways:

This proposal does not contain any significant highway issues and is unlikely to impact on highway safety.

Head of Environmental Protection:

No adverse comments

Head of Landscape:

Should permission be granted, the Tree in the rear garden on the eastern boundary will require its root protection area fencing to protect its roots from construction activities as will the group of TPO'd trees within the garden of the neighbour to the north.

**Representations:**

Kings Worthy Parish Council

- 'Object to the application on the grounds that it is not in keeping with a Listed Building or the surrounding Conservation Area.'

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

- The design is out of keeping with the conservation area.
- The proposal is inappropriate, insensitive and unsympathetic to the cottage
- The proposal is overdevelopment as it appears to be a separate house, larger than the existing dwelling.
- The cottage will end up as ancillary to the extension
- Modern design and materials are out of keeping with the context and appear urban.
- The proposal will dominate the listed building
- Highly visible and prominent in this location
- The view from the neighbours will be of a white box, affecting the enjoyment of the neighbouring properties.
- Overlooking of neighbours

9 letters of support received for the following reasons:

- The amendments overcome the previous concerns in that the extension is more subservient; the removal of the 1970's extension will improve the building as will the reorientation of the entrance.
- It is important that listed buildings should evolve to support modern family living.
- The application has taken care to preserve the listed building.
- The contrast of old and new is beneficial. The glazed link allows separation.
- The colours chosen complement the listed building.
- Visual impact is limited.
- The existing house is small compared with the plot.



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**Relevant Planning Policy:**

Winchester District Local Plan Review  
DP3, HE4, HE5, HE14

Winchester Local Plan Part 1 – Joint Core Strategy  
CP20

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

Supplementary Planning Guidance  
Kings Worthy and Abbots Worthy Village Design Statement

**Planning Considerations**

Principle of development

The principle of extending existing residential dwellings is acceptable as the proposal is located within the defined settlement of Kings Worthy, subject to compliance with local and national policy.

The dwelling is a grade II Listed Building located within the Conservation Area. The proposals are considered to have a harmful impact on the Listed Building and Conservation Area, contrary to both local and national policy. Therefore, the proposal does not accord with policies HE4, HE5 and HE14 of Winchester District Local Plan Review 2006 or policy CP20 of Winchester Local Plan Part 1 – Joint Core Strategy.

Design/layout

The existing dwelling is a modest thatched cottage of 1.5 storeys finished in white with many original features and a single storey side and rear extension circa 1970s. The design of the proposal is of stark contrast to the existing dwelling, being of strong contemporary form, appearance, and materials, it is large in scale separated from the dwelling by glazed link.

Whilst the juxtaposition of a contemporary design adjoining a historic building is a well established approach that can be successful to both the historic building and contemporary proposal, in this case the size and scale of the proposed extension in conjunction with the striking contemporary form is considered to be harmful to the setting of the Listed Building and Conservation Area, contrary to policies HE4 and HE14 of Winchester District Local Plan Review 2006. The proposed extension does not relate to or enhance the context of the historic building or Conservation Area contrary to policies HE5 of Winchester District Local Plan Review 2006 and policy CP20 of Winchester Local Plan Part 1 – Joint Core Strategy and is indeed considered to be harmful to both.

Impact on character of area and neighbouring property

The proposed rear extension will be clearly visible from Church Lane when approaching from the north through the entrance to the site. Although the extension is to be set down into the ground, the amount of built form visible is exacerbated by the rise in level to the rear of the property.

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The size and scale of the proposed extension is considered to dominate the Listed Building and to be detrimental to the character of the Conservation Area. The view from the neighbouring property to the north will be of a large expanse of white cuboid form above the boundary fence.

The majority of first floor glazing proposed faces northerly over the applicants garden and back towards the rear elevation of the existing dwelling. A single small window serving a bathroom faces south-easterly over the end of neighbouring garden. There are no north easterly first floor windows.

Given the distance of the proposed extension to the northern neighbouring property is approximately 22m at closest, the proposed extension will not overshadow or appear overbearing on this property. Due to the orientation and degree that the proposed extension is set into the ground, it will not cause overshadowing or appear overbearing on the neighbour to the south.

Therefore, the proposed extension is not considered to have a detrimental impact on the residential amenity of neighbouring property by way of overlooking, overshadowing or overbearing and a reason for refusal could not be sustained in the event of an appeal.

### Landscape/Trees

The Head of Landscape has confirmed that trees within the site, including those protected by TPO should not be affected by the proposals, subject to suitable protection measures.

### Highways/Parking

Parking is to be provided within the curtilage of the site in accordance with adopted highways standards.

### Conclusion

The proposed extension is considered harmful to the setting of the Listed Building and Conservation Area due the scale, height, mass, bulk and choice of materials.

## **Recommendation**

### **Application Refused**

- 1 The proposed extension is harmful to the setting of the listed building by reason of design, size and choice of materials, contrary to Policy HE14 of the WDLPR2006 and CP20 of the LPP1.
- 2 The proposals are harmful to the setting, character and appearance of the conservation area, contrary to Policies HE4 and HE5 of the WDLPR 2006.

### **Informatives:**

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;



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- 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.

In this instance the applicant was provided with pre-application advice.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 - Joint Core Strategy: CP20,  
Winchester District Local Plan Review 2006: DP3, DP4, HE4, HE5, HE14