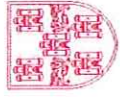
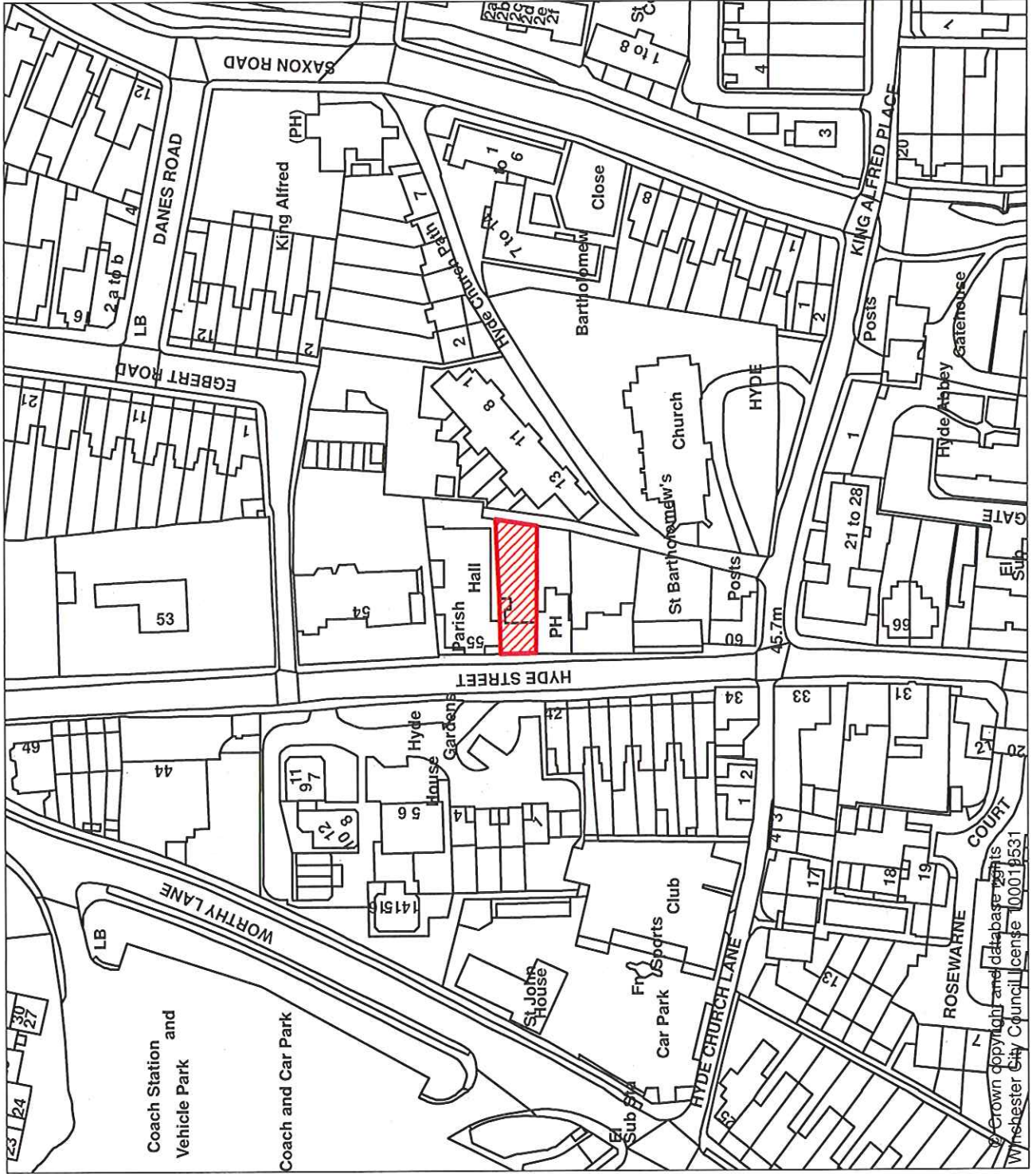


56 Hyde Street, Winchester, SO23 7DY.

16/00225/FUL



Winchester  
City Council



Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	^Organisation
Department	^Department
Comments	^Comments
Date	08/06/2016
MSA Number	^MSA Number

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**Item No:** 03  
**Case No:** 16/00225/FUL / W22958/03  
**Proposal Description:** (RESUBMISSION) (HOUSEHOLDER) Two Storey rear extension, refurbishment of existing house and construction of home office and cycle store. (AFFECTS THE SETTING OF A LISTED BUILDING)  
**Address:** 56 Hyde Street Winchester Hampshire SO23 7DY  
**Parish, or Ward if within Winchester City:** St Bartholomew  
**Applicants Name:** Mrs Elizabeth Ayling  
**Case Officer:** Mrs Anna Hebard  
**Date Valid:** 29 January 2016  
**Site Factors:** Winchester Conservation Area  
Grade II Listed Building  
Air Quality Management Area  
Civil Aviation

**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee because of a letter of objection received from a Local Councillor, which is appended to the report

There were previous Listed Building and Planning applications for similar proposals which were withdrawn due to various Historic Environment issues. These revised applications have been submitted to overcome the initial objections.

There is a parent listed building application also before the committee for consideration 16/00226/LIS.

**Site Description**

The property is an early 20<sup>th</sup> century grade II listed building abutting two public buildings in the Hyde section of the Winchester Conservation Area. The difference in ground levels makes the house appear as a single storey plus attic at the front and two storey plus attic at the rear.

The neighbour to the North is the Parish Hall, and to the South is a Public House.

The property is constructed of red brick and plain clay tiled roof, with painted white timber windows. There is an existing dormer window to the rear.

The rear garden is enclosed by brick and flint walls, and there is a public footpath running to the rear of the site.

**Proposal**

Two storey rear extension, refurbishment of existing house and construction of home office and cycle store within an outbuilding to the rear of the garden area.



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**Relevant Planning History**

15/02475/FUL - (HOUSEHOLDER) Two Storey rear extension and garden building (study and cycle store) (AFFECTS THE SETTING OF A LISTED BUILDING). WDN 18th December 2015.

15/02510/LIS - (HOUSEHOLDER) Two Storey rear extension and garden building (study and cycle store). Withdrawn 18th December 2015.

16/00226/LIS - (RESUBMISSION) (HOUSEHOLDER) Two Storey rear extension, refurbishment of existing house and construction of home office and cycle store. Under consideration

**Consultations**

Head of Historic Environment:

Initial objections to the detailing of the proposals, now overcome by amended plans. Conditions recommended.

Ecology

The biodiversity checklist indicated that there is potential for bats to roost within this building, therefore an initial bat report was submitted which concluded:

Demolition of the external stairs will result in destruction of a confirmed roost and re-roofing the main house has potential to cause harm to bats such as pipistrelle or other crevice dwelling species which is an offence under a number of sections of legislation.

A series of two dusk and a dawn activity surveys will be undertaken to determine if bats are present under roof and hanging tiles, the number and species of bats using the building and the access points. Surveys will be carried out during the period May to September with two of the surveys needing to be carried out between mid-May and August.

As a confirmed roost will be destroyed during the proposed works a protected species licence will be required to allow works to proceed lawfully. Once activity surveys have been carried out an assessment can be made as to the status of any roost found. Further surveys were then produced

No objections subject to the Mitigation measures being carried out. This will be conditioned.

Archaeology

There is no objection to the current proposals on archaeological grounds, however in order to ensure that any remains of the abbey precinct boundary are preserved and to secure the appropriate investigation and recording of any further archaeological remains present within the site, conditions are recommended.

**Representations:**

City of Winchester Trust:

As with the previous application (15/02510/LIS), which was withdrawn, the Trust finds that the proposed dormers appear clumsy and out of keeping with the existing roof scene.

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It does find the structures proposed for the garden to be very interesting.

One letter of neutral comment:

- negative impact on the footpath at the rear of the property. The Parish Hall disabled access is used at all times via the footpath to the rear. It is therefore essential that, during any proposed building works, the footpath is kept clear of all building materials and plant and that a good clear surface is maintained and any damage to the footpath is made good.

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

1. The (revised) drawings still do not give the necessary dimensions required to understand the proposal. In particular; dormers, dimensions of the set back, elevation and section are still not clearly shown, cycle store relationship with existing walls and ground level, and how deep the foundations will go for the new lower ground floor.
2. Outbuilding could be overbearing/over shadowing, impact on the amenity and enjoyment of light by the Parish Hall. It sets a precedent at the rear of the gardens along this row of old buildings, is out of character and will adversely affect the setting of this and other neighbouring Listed Buildings.
3. Extension, will substantially alter the overall size of this old building to the detriment of the adjoining Parish Hall. The character and appearance of the extension is not in accordance with the neighbouring buildings
4. Concerns about the mediaeval origins of, and 17th century plaque and Tudor fireplace in, the basement, and the structural integrity of the foundations and party wall of the Parish Hall, have not been addressed.
5. Over-development of the site.
6. Disturbance likely to the archaeology under the site An excavation undertaken by the Parish Council in 2003 (attached to this letter of objection) discovered the probable remains of the precinct wall of mediaeval Hyde Abbey, founded in 1110, at the rear of the Parish Hall. There may well be high archaeological potential both below 56 Hyde Street and also to the rear of the garden, which arguably should remain undisturbed – especially as the projects proposed are substantially commercial improvements (in this context it is believed that this is a speculative application on the part of the purchaser of 56 Hyde Street for a commercial purpose, ie in order to maximise the property's rental value);
7. Parish Halls insecure foundations so would damage the structural integrity of the Parish Hall, and the proposed extension to the neighbouring property, and the study/cycle store at the rear of the garden, will substantially and adversely affect the enjoyment of the Hall for all its users;
8. The party wall may be adversely affected by any excavation of ground beneath and beyond the current curtilage of 56 Hyde Street; similarly an increase in depth and elevation of the building, such as is proposed, is likely to be detrimental;
9. The designs for the extension, and also for the garden building, are not in keeping with the history of the buildings along that part of Hyde Street
10. Biodiversity Survey and Report completed as part of the application, inaccurate information has been given.

**Relevant Planning Policy:**

Winchester District Local Plan Review (WDLPR)

HE14, HE4, HE5, DP3

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)



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CP20

Winchester Local Plan Part 2

DM14, DM15, DM26

National Planning Policy Guidance/Statements:

National Planning Policy Framework 12

Supplementary Planning Guidance

High Quality Places

## **Planning Considerations**

### Principle of development

The site of the proposed development is located within the defined settlement boundary of Winchester, in which the principle of extensions to residential properties is considered to be acceptable, subject to compliance with the detailed provisions of the Winchester District Local Plan Review 2006 national planning guidance and all relevant material considerations.

The relevant historic environment considerations in this case are the effect of the proposals on the special interest of the listed building, on the character and appearance of the Winchester Conservation Area, and on the setting of any nearby listed buildings. 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), retained policies in the Winchester District Local Plan Review and emerging policies in the Local Plan Part 2.

### Design/layout and Impact on the Listed Building

The deep cat slide roof is one of the significant features of this listed building and to extend in the same idiom is a welcome improvement over existing. The revised plan for insertion of a single rooflight rather than interrupting the roof slope with two is considered much less harmful to the special interest of the listed building. The extension can be considered subservient and appropriate in design and scale. The dormer windows have been amended since the previous application following advice from the Historic Environment Officer and can now be considered acceptable.

The lower ground floor is proposed to be tanked and this can be supported as the evidence for damp penetration is clear. The support will be given on condition that the tanking gives a clear space away from the existing walls and incorporates a sump.

The revised drawings show the location of and the method of retaining and exposing the stone pillar which is sited in the north east corner of the lower ground floor. It is considered important to expose the stone pillar as it forms the only vestigial remains of the former building.

Double glazing is proposed for the new windows and as the design is multi-paned the glazing should match as closely as possible the profiles of the existing dormer window. It is expected that this can ideally be achieved with single glazing and secondary glazing, which is the least disruptive way to add thermal insulation for listed buildings or be of the slimmest version of double glazing available.

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The siting of the proposed outbuilding should not have a harmful impact on the setting of the listed building nor on the character and appearance of the conservation area and only a minimal impact on the neighbouring Parish Hall. It is expected that the weatherboarding for the outbuilding be painted black or left to grey naturally so that it visually recedes. The roofing material should be of high quality traditional materials and ideally in natural clay tile which conforms to the character of the area.

### Impact on conservation area

It is considered that due to the scale, design and position of the proposed alterations to the existing property they would have a neutral impact on the character and appearance of the conservation area and therefore preserve its character and appearance in accordance with policy HE5 of the Local Plan.

### Impact on neighbouring property

No.56 has an existing cat slide element extending from the main roof to the elevation which adjoins the Parish Hall, this extension is proposed to fill in this gap, extending full width across the cat slide roof with the addition of two rear dormers. As this element is already present at the boundary along with another small outbuilding, it is not considered that the extension or dormers will be materially overshadowing or overbearing. Within this area the Parish Hall does not have any windows and therefore the impact of the development is minimised.

The other adjoining building is a Public House, which has a flat roof projection on the boundary. The cat slide roof of the extension will not rise above this projection so again is not considered to be overbearing or cause harmful overshadowing to the Public House.

There will be a Party Wall agreement required however this is not a planning issue. There also will be Building Regulations to satisfy regarding the extension being constructed and the potential affects on the foundations/causing damage to the neighbouring buildings. However these are not matters that affect the determination of the planning or listed building applications.

The outbuilding is of a traditional outbuildings appearance, timber cladding and plain clay tiled roof, and is only proposed to be single storey. It has been rotated (since the previous application) to lessen the affect on the Hall. It will be visible from inside the Hall but will only be prominent from one window, all the other tall windows will be unaffected.

### Other Matters – Ecology

The Councils Ecologist is satisfied that the loss of the bat roost can be mitigated subject to conditions.

### Other Matters –Archaeology

The objectors comments are noted, however the Council's Archaeologist is satisfied that the development can proceed in accordance with the suggested conditions.

### **Recommendation**

Application Permitted subject to the following condition(s):



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**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 outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The dwellinghouse extended as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation.

Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

3 Details in respect of the following shall be submitted to and approved in writing by the LPA before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- i) detailed drawings at 1:10 scale; new windows and for outbuilding
- ii) detailed drawings at 1:20 scale; colour and profiles for Aluminium folding glazed doors
- iii) samples of materials; a) Lead roofing for dormers b) matching roof tiles
- iv) samples of materials for outbuilding; a) weatherboarding and b) roofing material

Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

4 All approved new external rainwater goods and soil pipes on the visible elevations shall be of cast iron or aluminium, painted black unless previously otherwise approved

Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

5 All new partitions shall be scribed around the existing ornamental fireplace

Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

6 All new external joinery shall be painted in a colour to be approved in writing by the LPA

Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

7 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used

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and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.

Reason: To prevent harm to the character and appearance of the listed building.

8 No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To prevent harm to the character and appearance of the listed building.

9 No demolition of any part of the building except as detailed on the approved plans unless previously agreed in writing by the LPA. The remaining part shall be retained and incorporated in the new structure in accordance with the approved plans.

Reason: To ensure that the parts of the building to be retained are protected from unauthorised demolition.

10 Development shall proceed in accordance with revised plans received 3 June 2016 - drwg nos. 320/16, 511/15, and unnumbered undated drwg of section for stone pillar). Drawing no 690/16 Received 19.04.16 and Drawing no 321/16 Rev A Received 21.04.16.

Reason: To accord with the terms of the application.

11 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 LPA. The Written Scheme of Investigation shall include:

1. An assessment of significance and research questions
2. The programme and methodology of site investigation and recording
3. Provision for post investigation assessment, reporting and dissemination
4. Provision to be made for deposition of the analysis and records of the site investigation (archive)

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.

12 Following completion of all 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.

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.



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13 Before any works hereby permitted are begun, details of the foundations and any 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 to show how surviving archaeological remains are to be preserved.

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. 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.

In this instance the applicant was updated of any issues after the initial site visit.

2. 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.

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

Winchester District Local Plan Review 2006: DP3, HE4, HE5, HE14

Local Plan Part 1 - Joint Core Strategy: CP13, CP20,

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM14, DM15, DM26,

04. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

05. During Construction, 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.

06 Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities,

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stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice on this please refer the Construction Code of Practice  
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

07. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website  
- [www.winchester.gov.uk](http://www.winchester.gov.uk).



**From:** Anna Hebard  
**Sent:** 26 Apr 2016 16:34:26 +0100  
**To:** Winchester Scanning  
**Subject:** 16/00225/FUL

**Please record as a letter of objection**

**From:** Rosemary Burns  
**Sent:** 04 March 2016 18:26  
**To:** Simon Finch  
**Subject:** Application Reference Number: 16\_00225\_FUL (previously 15/02475/FUL or 15/02510/LIS) 56 Hyde Street, Winchester, Hampshire SO23 7DY

Dear Simon,

I have considered the renewed application for planning permission for this property, and remain opposed to it on the same grounds as previously stated. There is little to differentiate the applications and none of my substantive objections appear to have been fully addressed.

There are insufficient details of dimensions to compare the size of the existing outbuilding at the rear of the property with the proposed new extension, but it appears from those dimensions that are provided that the extension will be significantly larger in size - especially as it extends across the whole width of the building (said to be 8200cm), and it is on two floors. No details are given as to how deep the foundations will go for the new lower ground floor, none as to heights of the various elevations, none as to the access from the lower ground floor up to the garden level, and, although a cross section is provided, the only dimension given is the size of the new extension from the existing back wall (4300cm). What is apparent is that the proposed extension, and new lower ground floor, will substantially alter the overall size of this old building to the detriment of the adjoining Parish Hall. The character and appearance of the extension is not in accordance with the neighbouring buildings in this Conservation Area, nor with the building's Listed status. The concerns about the mediaeval origins of, and 17th century plaque and Tudor fireplace in, the basement, and the structural integrity of the foundations and party wall of the Parish Hall, have not been addressed.

Of special concern is the study/cycle store. This is a substantial building which will impact on the amenity and enjoyment of light by the Parish Hall. It sets a precedent at the rear of the gardens along this row of old buildings, is out of character and will adversely affect the setting of this and other neighbouring Listed Buildings. When taken with the proposed extension to the house, this represents an over-development of the site. No consideration has been paid to the disturbance likely to the archaeology under the site (although I note the mitigation required by the Council's archaeological officer).

You have my two letters already on file but I attach them for ease of reference.

With kind regards,

Rose Burns  
City Councillor for St Bartholomew Ward  
St Bartholomew's PCC member

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