

PLANNING (VIEWING) SUB-COMMITTEE**31 October 2016****Attendance:**

Councillors:

Ruffell (Chairman) (P)

Evans (P)
Izard (P)
Jeffer
Laming (P)McLean (P)
Read (P)
Scott (P)
Tait (P)**Officers in attendance:**Mrs J Pinnock – Head of Development Management
Ms F Sutherland – Planning and Information Solicitor
Mrs R White – Historic Environment Team Leader (Development Management)

1. APOLOGIES

Apologies for absence were received from Councillor Jeffs.

2. DISCLOSURES OF INTEREST

There were no disclosures of interest.

3. DEMOLISH EXISTING GARAGE BLOCK AND POOR RESIDENTIAL EXTENSIONS AND ERECT A SUBSERVIENT EXTENSION TO IMPROVE FACILITIES FOR DISABILITY PURPOSES WITH SANITARY FACILITIES TO FIRST FLOOR AND A NEW GARAGE BLOCK. THE EXTENSION TO BE THATCHED TO MATCH THE EXISTING WITH A SIMPLE CLAY TILE LINK – CORNER COTTAGE, WOODMAN LANE, SPARSHOLT, SO21 2NW
CASE NUMBER: 16/01600/FUL

(Extract from Report PDC1065 Item 5 and Update Sheet of 13 October 2016 refers).

At its meeting held on 13 October 2016, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to assess the relationship between the existing garage and proposed extension, in context with the listed building and surrounding area.

Public participation had taken place at the aforementioned meeting of the Committee where Peter Matthews (Agent for Inter Space Design) spoke in support of the application.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members observed the site's context and gained an understanding of the relationship of the proposal with the Listed Building and the character of the surrounding area, including the Conservation Area.

The Head of Development Management presented the application to re-familiarise Members with the proposal and clarified that the application had been taken to the Planning Committee for determination with a recommendation to refuse due to its significant adverse impact on the character and setting of the Listed Building and the Sparsholt Conservation area.

At the invitation of the Chairman, the Historic Environment Team Leader (Development Management) advised Members that there was an alternative option for the site that officers would welcome the opportunity to investigate further with the applicant and agent. The Committee was reminded that under listed building legislation, there was a duty to give special regard to listed buildings.

In response to Members' questions, the Historic Environment Team Leader (Development Management) clarified what constituted harm to listed buildings in terms of the historic fabric and significance. In terms of the combination of its elevational detail, un-traditional dormer aspects and mixture of building materials, officers considered the proposed extension to be harmful to the existing listed building and could not support the application in its current form.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons and informatives set out in the Report and as reproduced in the resolution below.

RESOLVED:

That the application be Refused for the following reasons:

01 The proposed development would by virtue of its inappropriate form, architectural detail and massing detract from and compete with the simple vernacular form and detail of Corner Cottage. Furthermore the scale and detailing of the development would also fail to preserve the appreciation of Corner Cottage as a modest vernacular building when viewed on the approach from the north due to the extent to which they would mask the building. The proposal is therefore considered to have a significant adverse impact on the character and setting of this grade II listed building and the Sparsholt Conservation Area, and is therefore contrary to the National Planning Policy Framework (Section 12), Policies HE5 and HE14 of the Winchester District Local Plan Review 2006 and Policy CP20 Winchester District Joint Core Strategy.

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;

- 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.

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

Winchester District Local Plan Review 2006: DP3, HE5, HE6, HE7

Local Plan Part 1 - Joint Core Strategy: CP20

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM28

4. **DEMOLISH EXISTING GARAGE BLOCK AND POOR RESIDENTIAL EXTENTIONS AND ERECT A SUBSERVIENT EXTENSION TO IMPROVE FACILITIES FOR DISABILITY PURPOSES WITH SANITARY FACILITIES TO FIRST FLOOR AND A NEW GARAGE BLOCK. THE EXTENSION TO BE THATCHED TO MATCH THE EXISTING WITH A SIMPLE CLAY TILE LINK – CORNER COTTAGE, WOODMAN LANE, SPARSHOLT, SO21 2NW**
CASE NUMBER: 16/01601/LIS

(Extract from Report PDC1065 Item 6 and Update Sheet of 13 October 2016 refers).

At its meeting held on 13 October 2016, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to assess the relationship between the existing garage and proposed extension, in context with the listed building and surrounding area.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons and informatives set out in the Report and as reproduced in the resolution below.

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Winchester District Local Plan Review 2006: HE5, HE6, HE7
Local Plan Part 1 - Joint Core Strategy: CP20
Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM28

The meeting commenced at 11.30am and concluded at 11:55am

Chairman