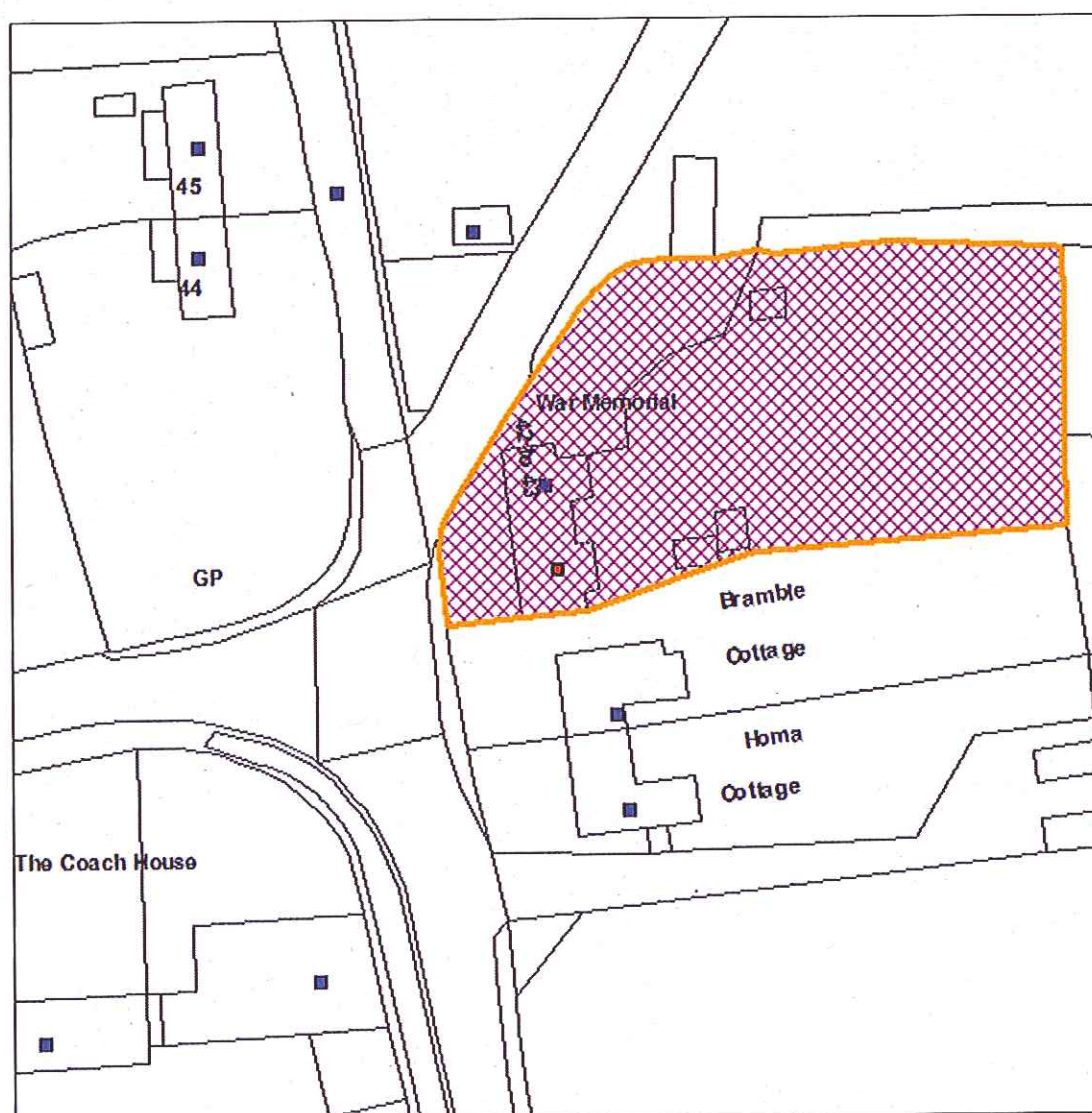


Item No: 9
Case No: 17/01656/HOU
Proposal Description: Replacement of existing detached garden shed with detached oak framed garden room
Address: Baileys End 42 - 43 East Stratton Winchester Hampshire SO21 3DT
Parish, or Ward if within Winchester City: Micheldever
Applicants Name: Mr K Gottlieb
Case Officer: Russell Stock
Date Valid: 4 August 2017
Site Factors: East Stratton Conservation Area
Listed Building
Recommendation: Permit



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General Comments

This application is reported to Committee because the applicant is a Councillor for the Itchen Valley Ward.

Site Description

Baileys End is a grade II listed building listed as 43 and 42 East Stratton. The building was formerly a pair of cottages constructed in brick with a hipped thatched roof, eyebrow dormers and a central chimney stack, with exposed timber framing to the left hand cottage. The list description dates them to the early C19 and notes that they possibly incorporate an earlier building which is clearly evident from an internal inspection. The building has been extended to the rear both historically, in a single storey thatched extension to the north east, and in the C20 with a single storey rear extension to the south east. The property is within the East Stratton Conservation area, views of the garden and rear of the property are briefly afforded from Embley Wood Lane. Baileys End has a sizable garden with multiple existing outbuildings including a former privy of brick construction and the one subject to this application which is a timber shed.

Proposal

The proposal comprises of the removal of the existing modern timber shed along the northern boundary of the garden and its replacement with a larger oak framed storage/leisure building. The building will sit on a brick plinth and will be timber clad, as per the submitted sample the roof will utilise natural slate. The buildings siting is approximately 17.5m from the listed building, 1m from the northern boundary and 12m from Embley Wood Lane. The building measures 8m (width) by 6.5m (depth) and is 3.85m to the ridge (height). The front of the building contains a main central timber door, to the right are timber framed sliding/bi-fold doors and to the left a timber framed window. Occupying one corner of the building is a small bathroom, containing a toilet, shower and wash basin, this room is to be served by a small high level timber framed window.

Relevant Planning History

16/02281/HOU - Single storey rear extension – WITHDRAWN 08.12.2016

12/02345/FUL - (HOUSEHOLDER) Two storey rear extension and garden store - PERMITTED 21.05.2013

09/00147/FUL - First floor rear extension and internal alterations; amendments to existing approvals – PERMITTED 02.04.2009

07/03169/FUL - Single storey rear extensions and roof alterations – PERMITTED 12.02.2008

98/00243/FUL - Single storey rear extension - PERMITTED 11.05.1998

Consultations

Head of Historic Environment

No objections subject to conditions.

Head of Landscape (Trees)

No objections subject to conditions.

Representations:

Micheldever Parish Council - The Parish Council has expressed concerns over the size and function of the building particularly given that it is within a sensitive position in the conservation area and within the vicinity of a listed building. The Parish would object to the building being used as a new residential unit both now and in the future.

No neighbour letters received.

Relevant Planning Policy:

Winchester District Local Plan Part 1 (2013); DS1, CP20

Winchester District Local Plan Part 2 (2017); DM1, DM15, DM16, DM17, DM23, DM27, DM29

High Quality Places Supplementary Planning Document (2015); Part 6 and 7

National Planning Policy Framework (2012) (NPPF); Section 7 and 12

Planning Considerations

Principle of development

The proposal is situated within the curtilage of an existing residential property where the principle of the further development is acceptable, subject to compliance with the detailed provisions of the policies from the Winchester District Local Plan Parts 1 and 2 and NPPF.

The proposed siting of the building is within the East Stratton Conservation Area and is within the curtilage of a listed building; therefore all new development which would detract from the immediate or wider landscape setting of any part of a Conservation Area will not be permitted. The Local Planning Authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area and Listed Building (under sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990).

Design/layout

The siting has been sensitively considered as to avoid harming the setting of the listed building. Its scale would be read as clearly subservient in terms of its bulk, mass, height and through the use of timber cladding will appear recessive in its garden context and will likely weather in time further reducing its impact. The openings are predominantly on the front elevation which will address the garden; the side and rear elevations will have a traditional shed like appearance. Joinery details are conditioned (condition no.3) in order to ensure these details are appropriate.

Impact on character of the listed building and conservation area

The existing shed is a modern structure of no architectural or historic interest and there are no objections to its replacement. The proposal would be located some distance (17.5m) from the listed building and would not harm its setting by virtue of its siting and would be clearly subservient in terms of bulk, mass, height, materials and detail.

The proposed materials are acceptable in principle. A full material schedule, accompanied by labelled samples and finishes to weatherboarding and joinery details are conditioned below (condition no. 3) to ensure that the development preserves the setting of the listed building and conservation area.

The proposal would have a localised impact on the character and appearance of the East Stratton conservation area due to the limited views afforded of the rear of the property from the public realm. The building would be visually recessive in its context. Only glimpsed views of the roof of the building would be obtained from the lane to the north. The sites surroundings have a verdant character and appearance and a large Yew tree helps screen the site from the lane.

Impact on neighbouring property

The neighbouring property to the north (Cornfield House) is at sufficient distance from the proposed replacement building to avoid significant overbearing and overshadowing impacts. The proposals scale is considered appropriate to its location and will not adversely impact the rear/side amenity spaces of Cornfield House. Its siting is away from the boundary of Bramble Cottage and will not have adverse impacts upon this property. The proposal will not result in significant harm to any neighbouring property.

Landscape/Trees

The replacement building will involve the removal of trees in order to site it in the proposed location. These trees are not considered to have a significant amenity value which would warrant their retention or protection. The large Yew (*Taxus Baccata*) is sufficiently distanced from the proposal to avoid significant harm. It is not considered necessary in this instance to insist upon replacement planting, nor is there a need to request additional screening to make the proposed building acceptable. Condition 4 has been added to ensure that during the construction period of the building, the root protection zone of the Yew tree is suitably protected.

Highways/Parking

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

Recommendation

Permit 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.

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

2. The development hereby approved shall be carried out in accordance with the following approved plans;

- 34865 LP Location Plan
- 34865 PBP Proposed Block Plan
- 34865-1 Rev A Proposed Elevations & Floor Plan

Reason: To ensure the avoidance of doubt and the satisfactory appearance of the development.

3. No works shall commence to the relevant part of works on the garden building hereby approved until a full material schedule, accompanied by labelled samples, including samples of finishes to weatherboarding and joinery, has been submitted to and approved in writing by the Local Planning Authority. The relevant parts of the work shall be carried out in accordance with such approved sample panel unless otherwise agreed in writing by the Local Planning Authority. The roofing shall be a natural slate in accordance with the submitted (submitted on the 21.07.17 by Prime Oak) and approved sample

Reason: To ensure development preserves the setting of the listed building and the character and appearance of the conservation area in accordance with Policies DM27, DM28 & DM29 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF Section 12.

4. No storage of materials, cement mixing or washing points beneath any trees in close proximity to the development will be permitted. Some form of protective fencing must be implemented on site to ensure that none of the above happens. The root protection zone (RPA) around trees and their roots will be treated as sacrosanct and calculated as approximately 12x the stem diameter measured at 1.5m above ground level. There will be no access into the protected area and the storage of excavated debris and building material within the RPA will be prohibited.

Reason: To ensure the protection and long term viability of retained trees, to minimise impact of construction activity and to safeguard the amenity value that the identified trees have within the surrounding area.

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:-

Winchester District Local Plan Part 1 (2013): CP20

Winchester District Local Plan Part 2 (2017): DM15, DM16, DM17, DM23, DM27, DM29

Winchester District High Quality Places Supplementary Planning Document

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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

4. 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.

5. 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.

6. 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, 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>