

Planning (Viewing) Sub Committee – Tuesday 9 January 2018

Draft Minute Extract from 14 December 2017

Item 4: Demolition of existing rear extension and addition of new Lower Ground and Upper Ground Floor rear extension. Internal alterations, including lowering of Lower Ground Floor level. Adjustment of window size to the First Floor on the rear elevation. Addition of new bicycle store and bay window to Lower Ground Floor to the front of the property.

30 Clifton Road, Winchester

Case number: 17/02004/HOU

The Head of Development Management referred Members to the Update Sheet which stated that an additional letter of support from the applicant had been submitted since publication of the Report but that this had raised no new planning issues. In addition, on page 36 of the Report, in the penultimate paragraph there was a typing mistake in the last line which should read 'modern contrast' and not 'modern contract'.

During public participation, James Mallinson spoke in objection to the application and John Hearn (Agent) spoke in support of the application and all answered Members' questions thereon.

During public participation, Councillor Tod also spoke on this item as a Ward Member.

In summary, Councillor Tod stated that he supported the officer's recommendation to refuse the application. The context of the application site was critical. The framing and setting of The Arbour made it special, as recognised by the West Fulford and Oram's Arbour Neighbourhood Design Statement. Permitted Development Rights were limited and the Historic Environment Officer's response (to consultation) referred to its setting. The 1890 setting (of the development) was present today and should be maintained. There was concern as to the establishing of a precedent and impact of the proposals on the front (of the dwelling). There were also concerns over the rear elevation as it related to number 31 Clifton Road, as there were very steep gradients and the size of the extension was of concern in this context. This aspect needed to be looked at as further precedent for development could be set. He asked that the application be refused.

At the conclusion of debate, the Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Tuesday 9 January 2018 at 10.30am. The Planning (Viewing) Sub Committee would visit the site in order to gain a better appreciation of the proposal in the context of its setting and its relationship with neighbouring buildings.