

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 December 2004

**Item No:** 08  
**Address:** Little Stocks Barn Pound Lane Meonstoke Southampton Hampshire  
SO32 3NP

**Parish/Ward** Corhampton And Meonstoke

**Proposal Description:** Replacement conservatory to rear

**Applicants Name** Mr And Mrs Logan

**Case No:** 04/02825/FUL

**W No:** W08841/22

**Case Officer:** Ms Nicola Whitehead

**Date Valid:** 28 October 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations  
have been received

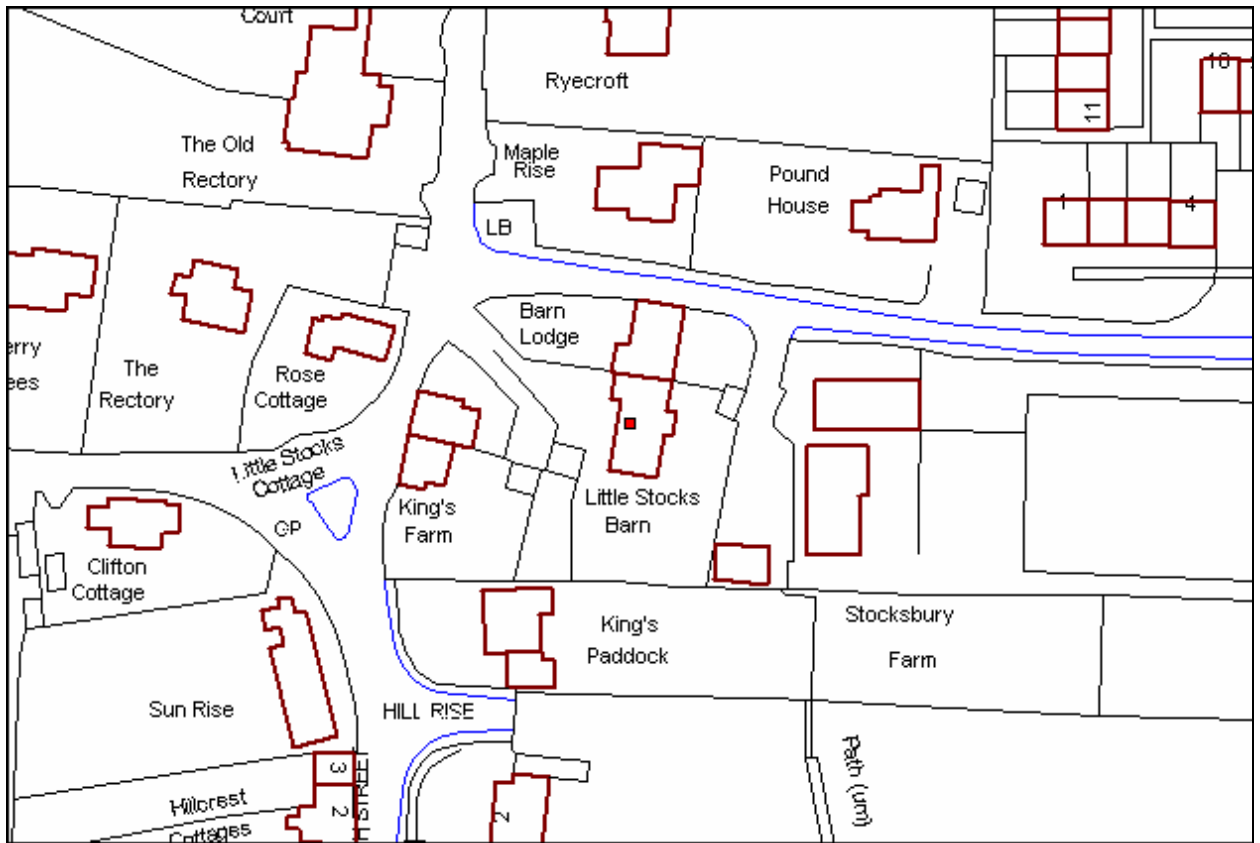
**Site Factors:** Corhampton And Meonstoke Conservation Area  
Area of Outstanding Natural Beauty

**SITE LOCATION PLAN**

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### Site Description

- The property is located within the village of Meonstoke. It is within the conservation area and within an area allocated for frontage development.
- Several of the nearby properties are listed. This property was previously listed but the listing was removed in September 2000.
- The property is an old barn conversion of brick walls, timber cladding and clay tile roof. There are large windows inserted in the roof.
- The proposals are within the rear garden where currently an existing conservatory is sited, adjacent to which is a swimming pool. The garden is relatively well screen by planting and walls however the garden is at a higher elevation to the property and the existing conservatory is visible from the road and adjacent property

### Relevant Planning History

- **W08841/04LB** Conversion of barn to Two dwellings - Application Permitted - 05/01/1987
- **W08841/11** Front porch - Application Permitted - 19/05/1992
- **W08841/12LB** Front porch - Application Permitted - 19/05/1992
- **W08841/20** Replacement conservatory to rear - Application Withdrawn - 23/09/2004
- **W08841/21** Replacement Conservatory to rear - Application Permitted - 10/12/2004
- Planning permission was not granted for existing conservatory however it has been present for longer than 4 years and therefore immune from enforcement
- The property was de-listed on 4<sup>th</sup> September 2000

### Proposal

- As per Proposal Description

### Consultations

#### Conservation

- Considers the proposed conservatory is overlarge and inappropriate in design for this historically important building

### Representations:

#### Corhampton And Meonstoke Parish Council

- No comments

#### Neighbour Representation – 4 Support

- Improvement on existing
- Can't be seen from the main road

### Relevant Planning Policy:

#### Hampshire County Structure Plan Review:

- UB3, C1, E7

#### Winchester District Local Plan

- C.1, C.2, C.19, HG.7, HG.23, EN.5

#### Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, C.7, C.22, HE.5, HE.16

#### Supplementary Planning Guidance:

- Corehampton and Meonstoke Village Design Statement

#### National Planning Policy Guidance/Statements:

- PPG1 General Policy and Principles
- PPG3 Housing
- PPS7 Sustainable Development in Rural Areas
- PPG15 Planning and the Historic Environment

### **Planning Considerations**

- Principle of Development
- Impact on the Character of the area
- Detailed design
- Historic heritage/ Conservation area/ Listed building

#### Principle of development

- Although there is an existing conservatory to the rear of the property this was not granted formal planning permission. The proposed conservatory is considered to be excessive in terms of scale and in design, out of keeping with the locality and is therefore contrary to policy.

#### Impact on character of area

- The appearance of the buildings within the area responds positively to the character of the conservation area and the intrinsic qualities of the AONB. The immediate character would be adversely affected by the unsympathetic design and scale of the proposed conservatory.

#### Detailed design

- The proposals by virtue of scale and design will adversely affect the aesthetic quality of the barn conversion.

#### Historic heritage/ Conservation area/ Listed building

- The barn conversion was previously listed and is therefore of historic merit despite having lost its listed status. The design and bulk of the proposal would detract from the architectural and historical interest of the building.
- The area contains several listed buildings and the proposals would be detrimental to the wider character of the area.

### **Planning Obligations/Agreements**

In seeking the planning obligation(s) the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

### **Recommendation**

**REFUSE – subject to the following refusal reason(s):**

#### **Conditions/Reasons**

01 The proposals are contrary to policies UB3, C1 and E7 of the Hampshire County Structure Plan, C.1, C.2, C.19, HG.7, HG.23 and EN.5 of the Winchester District Local Plan, and DP.3, C.7, C.22, HE.5 and HE.16 of the Emerging Winchester District Local Plan in that:

- a) the design and scale of the conservatory would detract from the architectural and historical interest of the building.
- b) the proposals fail to preserve or enhance the character or appearance of the conservation area
- c) the proposals would be detrimental to the setting of the adjacent listed buildings

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**Informatives**

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

Hampshire County Structure Plan Review: UB3, C1, E7

Winchester District Local Plan Proposals: C.1, C.2, C.19, HG.7, HG.23, EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, C.7, C.22, HE.5, HE.16