

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 April 2005

Item No: 01
Address: Heather Cottage 73 Church Street Micheldever Winchester
Hampshire SO21 3DB

Parish/Ward Micheldever

Proposal Description: Two storey extension to garage to connect with dwelling enclosing
external staircase

Applicants Name Mr P Warner

Case No: 05/00463/FUL

W No: W04750/09

Case Officer: Mr Robert Ainslie

Date Valid: 17 February 2005

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor

Site Factors:
Listed Building
Conservation Area

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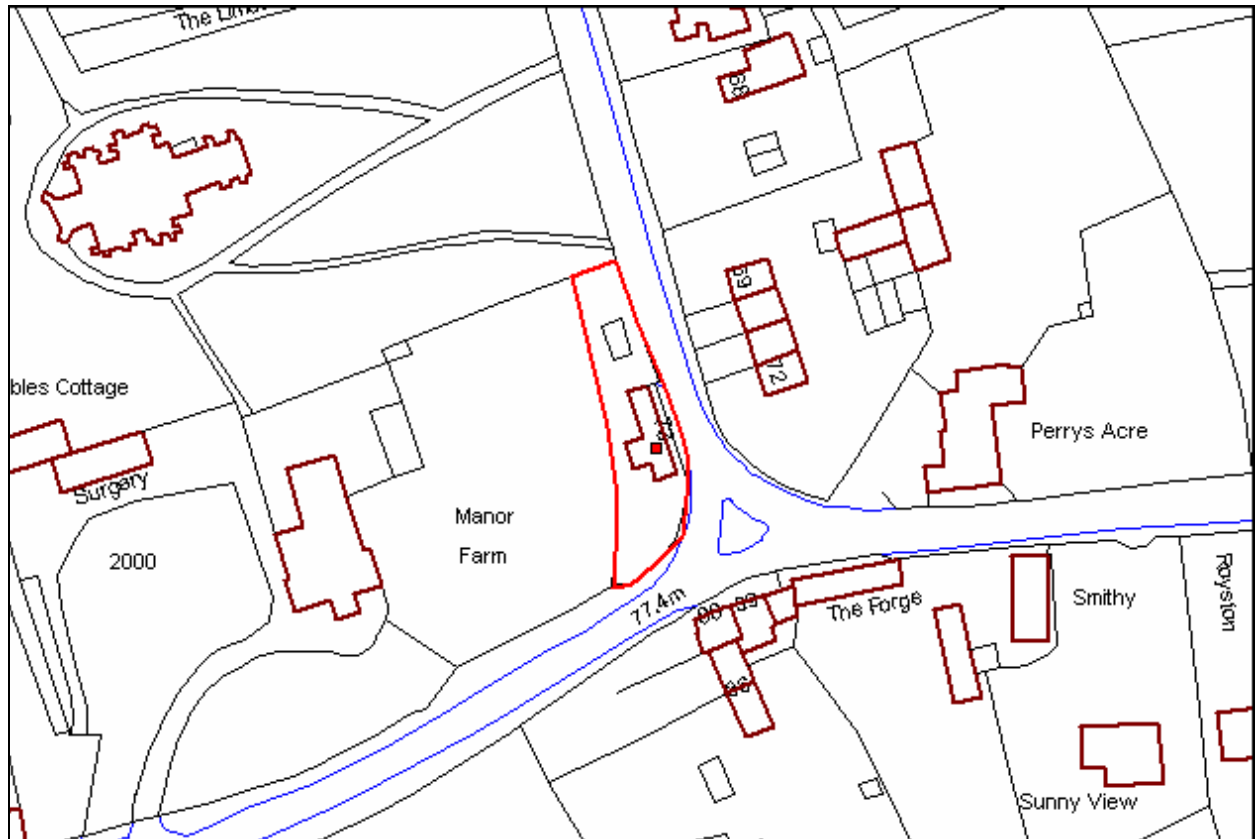
SITE LOCATION PLAN

Case No: 05/00463/FUL

W No: W04750/09

Address: Heather Cottage 73 Church Street Micheldever Winchester
Hampshire

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Site Description

- The application site is a white painted flint and brick listed thatched cottage within a thin strip of land sandwiched between the listed wall that surrounds Manor Farm and Church Street in a prominent location within the centre of the Micheldever Conservation Area near the junction with Sloe Lane. The land rises steeply immediately to the rear of the house with a narrow garden area at a higher level than the house.
- The dwelling on this plot was a small cottage probably dating from the 16th century. Parts are timber frame with brick infill and rubble flint with brick dressings, weatherboarded above.
- The property has a large detached garage building with a room in the roof over (accessed by an external staircase). This garage has a tiled roof.
- The dwelling has a single storey tiled roof addition to the side immediately adjacent to the detached garage. The addition and the garage are separated by the external staircase which accesses the room over the garage.

Relevant Planning History

- **W04750** Erection of single storey extension to provide laundry bathroom and stairs - Application Permitted - 26/06/1979
- **W04750/01/LB**(AMENDED DESCRIPTION) Alterations to provide new bay window in gable, internal alterations and alterations to boundary treatments - Application Permitted - 08/10/1992
- **W04750/02/LB**Demolition of carport replacing with double garage - Application Refused - 08/06/1993
- **W04750/03** Detached double garage - Application Refused - 08/06/1993
- **W04750/04** Double garage with room in roof, alteration to access - Application Permitted - 30/11/1993
- **W04750/05/L** Double garage with room in roof, alteration to access and demolition of car port - Application Permitted - 30/11/1993
- **W04750/06** Wooden summer house to replace existing shed - Application Permitted - 13/10/1999
- **W04750/07** Single storey side extension and altered access to first floor of garage - Application Permitted - 14/03/2001
- **W04750/08LB** Internal and external alterations to provide single storey side extension and altered access to first floor of garage - Application Permitted - 14/03/2001

Proposal

- The proposal would effectively link the garage to the main dwelling resulting in the loss of the existing gap between the buildings, the purpose being to create a three bed rather than a two bed house. Since being built, the room in the roof over the garage has been used as an office ancillary to the domestic use.

Consultations

Conservation:

- Recommend refusal
- The original application for a garage was refused for being too out of scale with the house.
- Garage was then re-orientated and tiled instead of thatched.
- There was then a proposal to infill space between house and garage with a single storey extension which was granted in 2001.
- To now suggest smallest of extensions between house and garage, whilst, in itself minor, will further reduce the visual gap between the house and the garage.
- Owners believe they need to integrate 3 bedrooms but this seems to ignore the fact that the character of the listed property is or was a small 2 bed property on a narrow plot. No regard

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has been paid to setting of the plot. It lies immediately east of a listed wall and within setting of up to ten other listed buildings.

- Contrary to PPG15 which confirms that “minor works, which may seem individually of little importance, can cumulatively be destructive of a building’s special interest”.

Representations:

- Micheldever Parish Council: No Comments received
- No letters of representation received from neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E16

Winchester District Local Plan

- EN5, HG20, HG23

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE14, HE16

Supplementary Planning Guidance

- Micheldever Village Design Statement

National Planning Guidance

- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the architectural/historical character of the Listed Building
- Impact on the character of the Conservation Area
- Residential Amenities

Principle of development

- Applications for Listed Building Consent are generally considered to be broadly acceptable in principle so long as the proposals would not have an adverse effect on Listed Buildings or which would affect their architectural or historic character. The acceptability or otherwise of these proposals rests on these issues which are considered more fully below.

Impact on the architectural/historical character of the Listed Building

- The proposal would, effectively, increase the size and mass of the building and impact on its relationship with the main house, resulting in a building which would have an adverse effect on the setting of surrounding listed buildings and structures.
- In particular, the proposal would increase the scale and size of the double garage. When taken together with the existing single storey extension between the house and garage, it would have an adverse impact detrimental to the character and setting of the Listed Building and, in addition, the listed boundary to the west.
- The further erosion of the gap between the roofs of the house and the garage would have a detrimental impact on the buildings special interest and would not accord with National Planning Policy Guidance Note 15 in this respect.
- The proposals would therefore be contrary to the Policies contained within the Local Plan and also PPG15.

Impact on the character of the Conservation Area

- This listed cottage is in a prominent location within the centre of Micheldever and within the Conservation Area. The increased size and form of the building would adversely affect the character of this conservation area to its detriment and would therefore not accord with the relevant policies within the Local Plan.

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Residential Amenities

- The proposed addition would not have a significant impact on the amenities of neighbouring properties in the vicinity

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

Reasons

01 The extension to the double garage would adversely affect the character of the Micheldever Conservation Area by reason of its location in a prominent position and the increase in size and form of the overall structure and would therefore be contrary to Policy HG7 of the Winchester District Local Plan (adopted) and Policy HE5 of the Revised Deposit to the Local Plan.

02 The proposal would increase the scale and size of the double garage and, when taken together with the single storey extension between the house and the garage, would be detrimental to the character and setting of the listed building and the listed boundary wall to the west. The proposal would therefore be contrary to Policies HG20 and HG23 of the Winchester District Local Plan (Adopted) and Policies HE14 and HE16 of the Revised Deposit to the Local Plan.

03 The proposal would have an adverse effect on the setting of surrounding listed buildings and structures and would therefore be contrary to Policy HG23 of the Winchester District Local Plan (Adopted) and Policy HE16 of the Revised Deposit to the Local Plan

04 The cumulative nature of the proposal would be destructive of the building's special interest because it would erode further the visual gap between the roofs of the house and garage and therefore would be contrary to national planning policy guidance in PPG15.

Informatives

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

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Proposals: EN5, HG7, HG20, HG23

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE5, HE14, HE16