WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

Item No:	01
Address:	Cobbles Cottage Stockbridge Road Sutton Scotney Winchester Hampshire SO21 3JT
Parish/Ward	Wonston
Proposal Description:	Two storey rear extension with 2 No. dormer windows and 1 No. roof light; Conversion of internal garage to living accommodation
Applicants Name	Mr J Whitfield
Case No:	05/00824/FUL
W No:	W00834/07
Case Officer:	Mr Robert Ainslie
Date Valid:	29 March 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Site Factors:	Sutton Scotney Conservation Area

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SITE LOCATION PLAN

Case No: 05/00824/FUL **W No:** W00834/07

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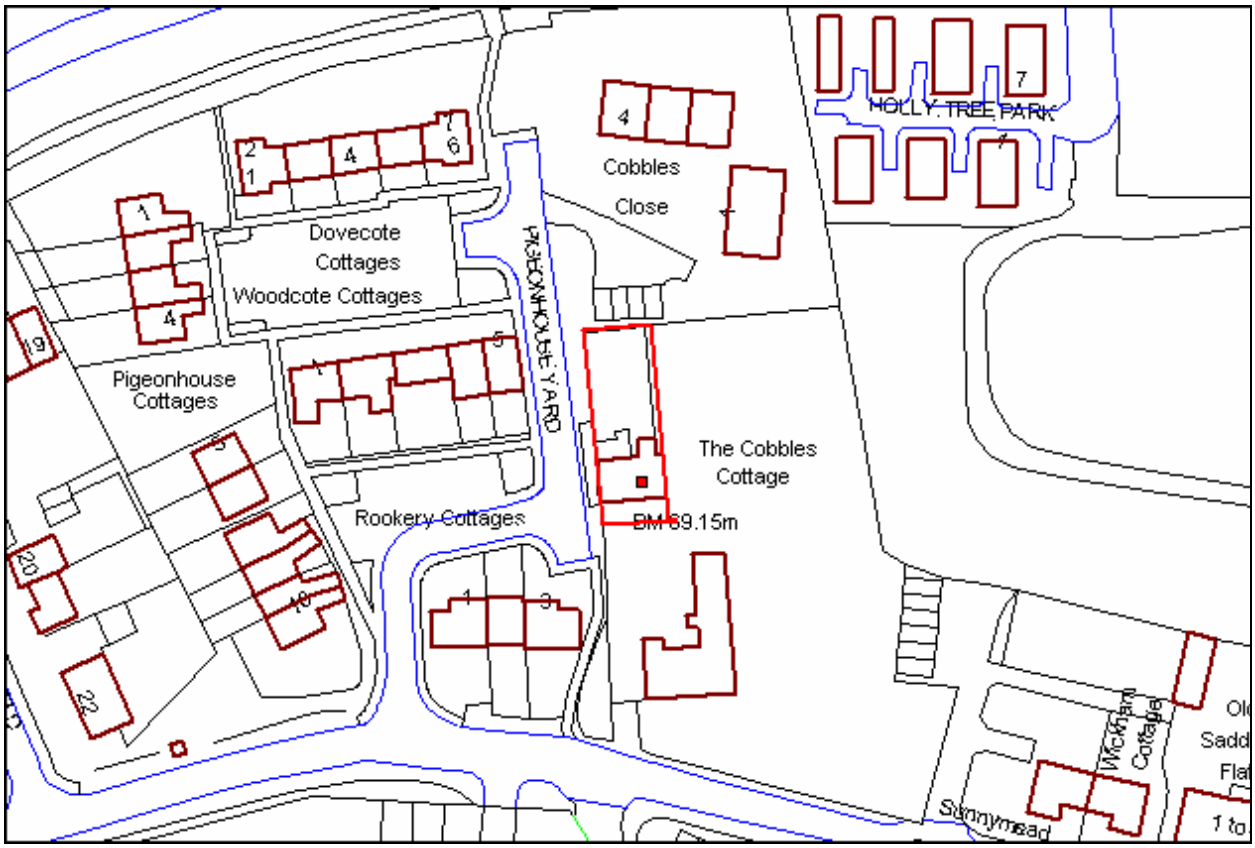

Site Description

- The application site is a dwelling which is accessed from Pigeonhouse Yard to the west. This building is considered to be a curtilage building in respect of the listed building which lies to the south (Cobbles). There is a currently an integral garage on the southern side of the building used by and accessed from Cobbles. A single storey extension on the southern side of the property also faces the courtyard. The garden area of the dwelling currently lies to the north of the house with mature trees in the north western corner of the site, where a vehicular access exists into the garden area. A small gravelled parking area exists at the northern end of the garden.
- An application is currently being considered for residential development within the curtilage of the Listed Building to the east of the application site. This other application also proposes a pedestrian link from development to the east which would continue across the northern boundary of Cobbles Cottage to Pigeonhouse Yard to the west.
- A group of four low-key bungalows lie to the north of the application site.
- A listed cob wall runs along from the south western corner of the dwelling towards Stockbridge Road on the boundary of Cobbles.

Relevant Planning History

- **W00834** Construction of road and footpaths and erection of 4 dwellings - Application Permitted - 09/07/1975
- **W00834/01** Use of private dwelling as day nursery - Application Permitted - 10/02/1977
- **W00834/02** Erection of 3 old peoples bungalows and wardens flat - Application Permitted - 20/07/1977
- **W00834/03** Erection of block of 4 garages - Application Permitted - 21/11/1978
- **W00834/05** Erection of 4 no. dwellings comprising of 1 no. five bedroom detached dwelling with detached single garage; 1 no. four bedroom detached dwelling with attached single garage and 2 no. two bedroom attached dwellings with detached garage block; associated parking and access (within the curtilage of a listed building) - Application Withdrawn - 03/02/2005
- **W00834/06** Demolition of single storey timber extension and replacement with new single storey timber clad garage - Application currently being considered
- **W00834/09** Demolition of single storey timber extension and replacement with new single storey timber clad garage (Listed Building Application) - Application currently being considered
- **W00834/08** Erection of 4 no. dwellings comprising of 1 no. five bedroom detached dwelling with attached single garage; 1 no. four bedroom detached dwelling with attached single garage and 2 no. two bedroom terraced dwellings; associated parking and access (within the curtilage of a listed building) Currently being considered

Proposal

- The proposal is for a two storey extension on the northern side of the house, together with the conversion of the integral garage to living accommodation. The proposal also involves the re-building of the single storey extension on the same footprint as existing.
- The proposal also includes the creation of an enclosed garden area on the southern side of the house within the existing courtyard of Cobbles. The proposal also involves the extension of the curtilage of the property to the east within the existing curtilage of the garden of Cobbles.
- The site layout plan also shows the proposed pedestrian link on the northern boundary of the site.
- A separate application is also currently being considered relating to residential development within the curtilage of Cobbles.

Consultations

Conservation:
- No objection subject to informative that Listed Building Consent would be required.

Landscape:
- Recommend refusal
- Concerns remain regarding proposals lack of sensitivity, particularly regarding proposed boundary divisions, proximity to Cobbles, the cottage and cob wall and resultant impact on the setting of the Listed Buildings within the Conservation Area.

Trees
- Comments Awaited

Representations:

Wonston Parish Council
- Support application
- Considerable improvement on previously submitted application

No letters of representation have been received from neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:
- UB3, E14, E16

Winchester District Local Plan
- EN5, HG1, HG6, HG7, HG8, HG11, HG20, HG23, H1,

Winchester District Local Plan Review Deposit and Revised Deposit:
- DP3, HE1, HE4, HE5, HE6, HE8, HE16, H2,

National Planning Policy Guidance/Statements:
- PPS 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Trees
- Historic heritage/conservation area/listed building

Principle of development
- The application site falls within the settlement boundary of Sutton Scotney where extensions to properties are considered broadly acceptable in principle in policy terms subject to specific site constraints. The proposed development therefore is considered to be acceptable in principle in this respect. There are however site constraints which are considered in more detail below

Impact on character of area/spatial characteristics/street scene
- The proposed additions would be in keeping with the existing dwelling and would not have a significant impact on the surrounding area. The 2 storey extension and replacement single storey extension would not detract from the prevailing character of the surrounding area.
- The proposed alterations to the curtilage of the property are considered in more detail below.

Residential Amenities

- It is not considered that the proposal would have an unacceptable impact on the amenities of other properties in the immediate locality.

Trees

- The Comments of the Tree Team are awaited with regard to the provision of a pedestrian link at the northern boundary of the site..

Historic heritage/conservation area/listed building

- The proposals would result in the subdivision of the curtilage of the listed building. the boundary of the new garden area to the south would be within 2m of the listed building to the south and would threaten the setting of this listed building. This would also impact on views towards the southern side of the house from the Stockbridge Road.
- The creation of a boundary wall would also affect the setting of the cob wall which runs along the western boundary of the site.
- The proposal would therefore neither preserve nor enhance the character of the Conservation Area and would be contrary to policies EN5 and HG7 of the Local Plan.

Recommendation

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

Reasons

01 The proposed development, by reason of the creation of a residential amenity area to the south of the building, would result in the unsympathetic division of the grounds of the listed building adversely affecting the character of the area and in particular would threaten the setting of the listed buildings. The proposal would therefore be contrary to Policies EN5 and HG23 of the Winchester District Local Plan and Policies DP3 and HE16 of the Local Plan.

02 The proposed creation of an amenity area would encroach onto the courtyard area of the listed building to the south and would have an adverse impact on the existing cob wall along the western boundary of the site. The proposal would therefore neither preserve nor enhance the character of the Conservation Area, being contrary to Policies EN5 and HG7 of the Local Plan and would also fail to accord with Policies HG20 and HG23 with regard to the impact on the listed building.

Informatives

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

Hampshire County Structure Plan Review: UB3, E14, E16,
Winchester District Local Plan Proposals: EN5, HG1, HG6, HG7, HG8, HG11, HG20, HG23, H1
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE1, HE4, HE5, HE6, HE8, HE16, H2