

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 22 June 2005

Item No: 03
Address: 1 Wyndham Cottages Shoe Lane Exton Southampton Hampshire
SO32 3NT

Parish/Ward Exton

Proposal Description: Erection of replacement dwelling

Applicants Name Mr & Mrs Crockford

Case No: 05/00820/FUL

W No: W19468

Case Officer: Lorna Hutchings

Date Valid: 29 March 2005

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Site Factors: Conservation Area: Exton Conservation Area
Area of Outstanding Natural Beauty
Within 50m of Listed Building

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 22 June 2005

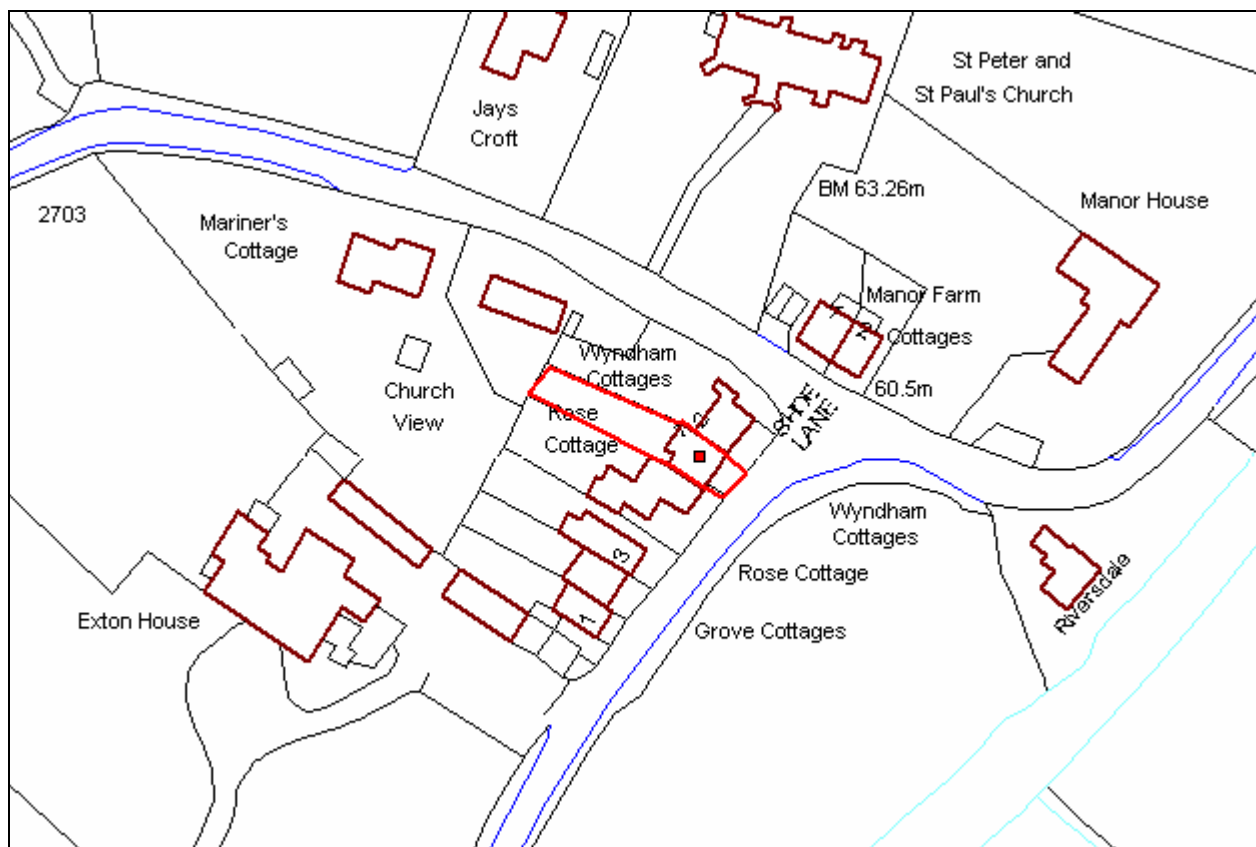
SITE LOCATION PLAN

Case No: 05/00820/FUL

W No: W19468

Address: 1 Wyndham Cottages Shoe Lane Exton Southampton Hampshire

Proposal Description: Erection of replacement dwelling



WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 22 June 2005

Site Description

- No. 1 Wyndham Cottage is located on the north west side of Shoe Lane to the eastern side of Exton, within the Conservation Area.
- The property is centrally located within a terrace of rendered buildings with hipped slate roofs and with long gardens to the rear.
- No. 1 is a small 2 bedroom property built pre 1839, with a double fully hipped gable roof and small open porch area to the front elevation and is bounded by a low brick and flint wall adjacent the road.
- Most of the surrounding buildings are listed including the terrace to the southwest on Shoe Lane, Exton House to the southwest, Manor House to the northeast and St Peter and St Pauls Church beyond that. This terrace is not listed.
- Flat open land lies opposite the terrace to the southeast with the River.

Relevant Planning History

- W19468/01 Demolition of existing dwelling, pending decision, also on Committee Agenda.

Proposal

- Complete replacement of mid terrace dwelling (not retaining façade to Shoe Lane) with 2 storey dwelling of similar footprint to open up living space within.
- Front elevation will appear similar with double gable and 1 additional ground floor window, however chimney not shown as being replaced.

Consultations

Building Control:

- A building regulation application would be needed for the demolition / replacement.

Conservation

- See comments below, recommends refusal.

Environment Agency:

- No objections.

Representations:

Exton Parish Council

- Support – general support given to the application but note that the chimney should be preserved.

Letters of representations have been received from 1 Neighbour

- Conditional Support – property is in poor condition, support the removal of rear elevation and internal walls but the front elevation should be retained if conservation officer agrees with insertion of additional window. Object if the conservation officer considers that it could be retained. Chimney and double hip roof should also be retained as is the vernacular and is high quality detailing.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, C2, H5, E6, E7, E16.

Winchester District Local Plan

- C7, C19, H2, EN5, HG5, HG7, HG9, HG11

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C7, DP3, HE4, HE5, HE7, HE8.

Supplementary Planning Guidance:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 22 June 2005

- Exton Village Design Statement

National Planning Policy Guidance/Statements:

- PPS 1 Creating Sustainable Communities
- PPG 3 Housing
- PPS 7 Sustainable Development in Rural Areas.
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development / Historic heritage/conservation area.
- Detailed design
- Residential amenities

Principle of development

- This application is considered jointly with the demolition application of the existing no. 1 Wyndham Cottages.
- In considering the demolition and ultimately the replacement, PPG15 para 4.27 states: *"The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of the Conservation Area. The Secretary of State expects that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish Listed Buildings."*
- The contribution of a building within a Conservation Area is assessed against 10 criteria as set out in the appendix to English Heritage's document 'Conservation Area Appraisals' 1997. No assessment of the building has been made by the applicant within the submission against these criteria.
- If at least one of these criteria are met then the demolition is considered against the criteria in paragraphs 3.16 to 3.19 in PPG15. The conservation officer considers that the building does make a positive contribution to the special architecture and historic interest of the Exton Conservation Area and could be a potential candidate for listing, and thus at least one of the criteria would be met.
- Of most relevance is paragraph 3.17 of PPG15 *".....the Secretary of State would not expect consent to be given for the total or substantial demolition of any listed building without clear and convincing evidence that all reasonable efforts have been made to sustain existing uses or find viable new uses..."* Also noted here is that *"The Secretary of State would not expect consent for demolition to be given simply because redevelopment is economically more attractive to the developer than repair and re-use of the historic building..."*.
- In the supporting statement submitted with the application, it is stated that "The degree of improvement work and intervention to achieve the requirements of the new owners (improving / modernising internal space) is such that it is economic to demolish and rebuild allowing a better standard of works.
- An Engineers report was submitted 27 May a considerable time into the application timeframe giving very little time for formal consultation and further consideration. The report concludes that structurally it is not possible to retain the front elevation, that there are no structural reasons to retain the rear elevation and there are no structural reasons to attempt to retain the floors and roof given their deterioration.
- Although the supporting statement suggests that the building is in poor condition and the engineers report considers that there is no structural justification to retain the existing dwelling, the application for demolition does not meet the criteria for the particular type of justification required as set out above and so does not substantiate that the building cannot be repaired. In addition there is no financial breakdown and assessment of remedial works.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 22 June 2005

- Any new development is dependant on this building being demolished and therefore this application for the replacement house together with the application for the demolition of the existing building should be refused as it would ultimately result in material harm to preserving the historic interest of the Conservation Area without the right justification.
- In addition, this dwelling is one of 3 in a terrace and ultimately it is envisaged that to allow the demolition of this building could lead to the loss of the terrace.

Residential amenities / detailed design.

- Notwithstanding the above material concerns, it is considered that the proposed design of the replacement house, replicating the existing, would in itself be acceptable although the replacement of the chimney would be encouraged.
- The proposal would not have any harmful impacts on the amenities of the residents to the neighbouring properties in terms of overlooking or loss of outlook.

Recommendation

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

Conditions/Reasons

01 The proposal is not supported by clear and convincing evidence that all reasonable efforts have been made to retain and restore the existing dwelling. Notwithstanding the fact that the building is in a reasonably poor condition, no satisfactory engineers report or any financial assessment has been provided which substantiates demolition and thus justifies the replacement building, in accordance with PPG15. The proposal therefore fails to preserve or enhance the historic interest of the Conservation Area, contrary to the historic policies of the adopted Winchester District Local Plan (HG5, HG7, HG9, HG11), the Hampshire County Structure Plan (Review) (H5, E16) and the Winchester District Local Plan Review revised deposit (HE4, HE5, HE7 HE8).