

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 17
Address: Trevellions Queen Street Twyford Winchester Hampshire SO21 1QG
Parish/Ward Twyford
Proposal Description: Erection of replacement railings (RETROSPECTIVE)
Applicants Name Mr S J Goddard
Case No: 05/01599/FUL
W No: W14932/08
Case Officer: Mr Jonathan Roach
Date Valid: 5 July 2005
Delegated or Committee: Committee Decision
Reason for Committee: Parish Council submitted representations contrary to officer recommendation
Site Factors: Grade II Listed Building
Twyford Conservation Area

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Site Description

- The subject land is situated on the southern side of Queen Street, within the defined boundaries of the Twyford settlement area and the Twyford Conservation Area.
- Trevellions is a Grade II Listed Building and was a stable building in 18th century, before being converted to a residence.
- Within the immediate area a variety of fencing styles are evident.

Relevant Planning History

- W14932/01LB** (AMENDED DESCRIPTION) Removal of existing asbestos sheet roof and chimney. Construction of replacement slate roof - Application Permitted - 17/08/1998.
- W14932/02** Erection of infill conservatory and new tiled roof over outbuilding - Application Permitted - 11/04/2002.
- W14932/03LB** Alterations to provide infill conservatory and new tiled roof over outbuilding - Application Permitted - 11/04/2002.
- W14932/04LB** Slate roof to be substituted instead of glass for new extension. Amendment to original Planning Permission W14932/03LB dated 11.04.02 - Application Permitted - 23/08/2002.
- W14932/05LB** External alterations to extend existing conservatory and form new ground floor cloakroom - Application Permitted - 04/02/2003.
- W14932/06** Single storey extension to existing conservatory at rear - Application Permitted - 17/03/2003.
- W14932/07LB** Convert former workshop into study - Application Permitted - 07/03/2005.
- W14932/LB** Alteration of front elevation colour - Application Permitted - 28/04/1997.

Proposal

- Retrospective application for a rail at the front of a Grade II Listed Building.
- The railing has been painted dark grey.
- Railing consists of the following dimensions: height 840mm, length of 6m (including 1.1m break for entrance) and then bends 90 degrees back to the house for a distance of 1.8m. Rails are 16mm wide bars with 8cm gaps.

Consultations

Conservation:

- The railings are acceptable given the variety evident within the street and do not think a refusal could be sustained.
- Listed Building Consent is not required because the railing is not physically attached to the house.

Engineers:Highways:

- No objection as the railings are unlikely to cause demonstrable harm to users of the highway.

Representations:

Twyford Parish Council

- The Twyford Parish Council have objected on the following grounds;
"The new railings are of modern design and not sympathetic to local conservation area"

No letters of representations have been received from neighbours

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Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 and E16

Winchester District Local Plan

- EN.5, HG.6, HG.7, HG.19 and HG.20

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, HE.4, HE.5 and HE.14

National Planning Policy Guidance/Statements:

- PPS 1 “Delivering Sustainable Development”
- 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 Twyford Conservation Area and Grade II Listed Building.

Principle of development

- New development which would detract from the immediate or wider landscape setting of any part of a Conservation Area will not normally be permitted.
- Planning permission will not be granted for any internal or external works on Listed Buildings which would adversely affect its architectural or historic character.

Impact on character of Twyford Conservation Area and Grade II Listed Building

- The railings are not considered to be detrimental to the character of the Twyford Conservation Area and the subject Grade II Listed Building. In this respect the proposal has been supported by Council's Conservation Team.
- There are numerous examples of varying styles of front fencing within the immediate area. The railings will therefore not be out of character with the existing development in the street.

Recommendation

APPROVE – no conditions

Informatives

01. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN.5, HG.6, HG.7, HG.19 and HG.20

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, HE.4, HE.5 and HE.14