

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 5 October 2005

Item No: 03
Address: ICAA Education Centre Bighton Road Bighton Alresford Hampshire
SO24 9RE

Parish/Ward Bighton

Proposal Description: External and internal alterations for change of use of barn from office
to dwelling

Applicants Name The ICAA Education Centre

Case No: 05/01700/LIS

W No: W06937/07LB

Case Officer: Mr Simon Avery

Date Valid: 6 July 2005

Delegated or Committee: Committee Decision

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

Please see the accompanying report W06937/06

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

Conditions/Reasons

01 The proposed development is contrary to Policy E16 of the Hampshire County Structure Plan, Policies HG19, HG20, HG23, HG24 and EN5 of the Winchester District Local Plan and proposals DP3, HE13, HE14, HE16 and HE17 of the emerging Winchester District Local Plan Review and PPG15 in that:-

- (i) Insufficient evidence has been supplied to satisfy the Local Planning Authority that the current employment use of the building is not viable or that a residential conversion of the building is the only means of ensuring the retention of the Listed Building and its character;
- (ii) The submitted plans are inaccurate and the Local Planning Authority is not satisfied that the proposed development would be undertaken in a satisfactory manner;
- (iii) The erection of a 1.8m high wall around the perimeter of the courtyard would destroy the nature and character of the courtyard to the detriment of the setting of the Listed Building;
- (iv) The positions of existing and therefore proposed conservation type roof windows is inaccurately shown on the submitted plans and elevations;
- (v) The proposed flue would be a feature alien to the roofscape to the detriment of the character and appearance of the Listed Building;
- (vi) The erection of an internal wall at first floor level across the proposed new gable window is an unnecessary intrusion into what would otherwise be an open area around the spiral staircase.

Informatives

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Proposals: HG19, HG20, HG23, HG24 and EN5
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE13, HE14, HE16 and HE17

PPS7 and PPG15.