

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 November 2005

Item No: 11
Address: Land Adjacent To Pumping Station Romsey Road Winchester
Winchester Hampshire

Parish/Ward Winchester Town

Proposal Description: Demolition of garage, single storey ancillary pumping building and boundary wall for redevelopment

Applicants Name Abbotsdale Homes Ltd

Case No: 05/02053/LBC

W No: W07232/07LBCA

Case Officer: Mr Robert Ainslie

Date Valid: 15 August 2005

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:
Civil Aviation
Conservation Area
Tree Preservation Order
Within 50m of Listed Building

Site Description

- The application site is vacant land adjoining an existing Victorian red brick and slate roofed pumping station, on an elevated site within the City and Conservation Area, accessed from Romsey Road and with a pedestrian gated access onto Mews Lane.
- There are steep changes in levels to the site boundaries to the north, south and east, the levels having been raised and levelled within the site in the past, probably in connection with the formation of the reservoir to the west.
- Mews Lane lies to the south of the development site, being a quiet private unmade residential cul-de-sac serving terraced and detached properties.
- A modern brick retaining wall, measuring 2m in height, separates the site from the lane, and is partly the subject of the application.
- A detached garage lies opposite the pumping station to the south with a small ancillary waterworks building located in the south eastern corner of the site adjacent to a covered chamber.

Relevant Planning History

- **W07232** Erection of well head building and construction of car park - Land Adjacent To Pumping Station Romsey Road Winchester Hampshire - Application Permitted - 03/03/1983
- **W07232/01** Erection of office and store extension workshop and storage bays and parking spaces - Application Permitted - 19/12/1984
- **W07232/02** 4 No three bedroom town houses with integral single garage. - Application Withdrawn - 15/12/1998
- **W07232/03** 4 no three bedroom dwellings with associated garages and parking areas - Application Withdrawn - 09/02/2000
- **W07232/04** Residential development consisting of 2 No. three bedroom three-storey, 1 No. three-bedroom two storey, 1 No. two bedroom two-storey town houses with associated garages and parking, and 3 No. two bedroom flats in a two-storey building with integral car ports -Application Refused - 03/03/2005
- **W07232/05LB** Partial demolition of boundary wall - Application Refused - 03/03/2005
- **W07232/06** Redevelopment of site to provide 2no one bed studios; 2no two bed maisonettes; 4 no three bed houses – Application currently being considered

Proposal

- This application has been submitted together with a proposal for residential development of the site. The proposal for residential development would necessitate the removal of the wall which fronts onto Mews Lane and also the demolition of a detached garage building to the south of the Pumping Station and an ancillary water works building in the south eastern corner of the application site (adjacent to Mews House, 3A, Mews Lane).
- This application follows a previous scheme to redevelop this piece of land. The previous application was refused on a number of grounds. Concern was raised that the scheme would neither preserve nor enhance the character of the Conservation Area. The assessment report for the Conservation Area report stated that “the existing wall is not of historical importance and its replacement with an alternative structure could be acceptable in principle, however the existing wall does contribute to the character of the conservation area, and its removal would only be acceptable if the LPA are satisfied that the proposals for its replacement with alternative buildings/structures will preserve or enhance the character and appearance of the conservation area”.
- The current full application includes 5 residential units set to the immediate east of the Pumping Station with 3no three bed houses facing onto Mews Lane. These three properties would have a two storey element abutting the road with a further three storey element set back within the site. The dwellings would include courtyard gardens to the front of the property with a balcony at first floor level.

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- The dwellings would have standing seam zinc roof with the facing walls being of white render. A pedestrian access would be located within the south eastern corner of the site out onto Mews Lane.

Consultations

Conservation:

- Acceptable in principle since it is considered that the accompanying planning application would now preserve and enhance the character of the Conservation Area

Architects Panel

- The houses facing onto Mews Lane work well both in terms of siting and design.

Representations:

City of Winchester Trust:

- While the loss of the Mews Lane boundary wall is regretted, it is felt that the proposed houses of Block A address the road well. It is however considered that slate rather than the standing seam zinc proposed for the roof would be more in sympathy with the character of Mews Lane. It is also suggested that the walls of the courtyards should be higher by about half a metre or so to give more privacy, to prevent a variety of heightening screens in conflicting styles being used by residents in the future and to retain a bit more of the feeling of enclosure provided by the existing high wall that is characteristic of the lane.
- It wouldn't need to be a solid wall and, in fact, a more satisfactory solution for both privacy and letting in light might be if a partly pierced wall were designed.

5 Letters of representations have been received from Neighbours

- Planning permission was refused to demolish this wall earlier this year and I cannot see that there have been any additional reasons or improvements to the planning application to change this decision.
- A wall has existed on this site since at least 1839 and has created a unique tranquil environment in the city centre and will be destroyed by its removal or reduction in height, and be an unacceptable development within this area. A similar application was refused earlier this year.
- The wall is structurally sound and in a good state of repair.
- The wall, in its present form, affords the surrounding area a degree of privacy and security which is unusual in a city location. The present scheme would destroy this.
- The demolition of the wall would also involve the removal of the verge which was planted in 1996 as part of the reconstruction of St Georges Lodge. This creates a very attractive green vista when looking up Mews Lane and is an important and attractive feature of the conservation area.
- Does not conform with Policy HE8.
- Clearly the total demolition of the existing wall in Mews Lane will destroy its accepted "contribution to the character and appearance of the Conservation Area".
- Additional building in the lane in the late C19 and C20 along the same line or on the opposite side of the road behind high walls has managed to preserve the character. The character of the lane and the conservation area in general would be best preserved by leaving the wall and building behind it.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB1, UB3, E16, E17, E19

Winchester District Local Plan

- EN4, EN5, EN7, EN8, W1, HG1, HG2, HG3, HG6, HG7, HG8, HG9, HG11

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, DP5, HE1, HE2, HE4, HE5, HE6, HE7, HE8, W1

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Supplementary Planning Guidance:

- Winchester City and its Setting

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

Impact on the character and appearance of Conservation Area/Street Scene

- It is not considered that the existing wall is of historic importance. Its replacement with an alternative structure could be acceptable. The main issue with regard to this application is whether the proposals for the replacement of the wall and two buildings with residential development would preserve or enhance the character of the conservation area.
- Mews Lane is characterised by a strong consistent series of frontages close to the road of the northern side of the lane, which rises from east to west. The southern side appears more fragmented with detached properties, some of which are set back from the road.
- The proposed dwellings facing Mews Lane would re-enforce the strong frontage which is notable on the northern side of the road. The properties would maintain the active frontage onto Mews Lane. The proposals include varied roof lines and a stepping up approach from property to property, which would respect the existing prevailing character along the Lane.
- Whilst the proposal includes a 2 storey element directly facing the road, the larger three storey element is set back to reduce the visual impact on the street scene.
- It is considered that the development would fit comfortably into its setting. The proposals have been sensitively designed to provide a contemporary design which would not appear out of context within the conservation by re-enforcing the character which currently exists.
- It is therefore considered that the proposals would preserve the character of the conservation area and would accord with the relevant policies within the Local Plan.

Recommendation

APPROVE– subject to the following condition(s):

Conditions/Reasons

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

02 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

02 Reason: To prevent the premature demolition of the wall along Mews Lane and the sense of enclosure that this provides

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.

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

Hampshire County Structure Plan Review: UB1, UB3, E16, E17, E19

Winchester District Local Plan Proposals: EN4, EN5, EN7, EN8, W1, HG1, HG2, HG3, HG6, HG7, HG8, HG9, HG11

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, HE1, HE2, HE4, HE5, HE6, HE7, HE8, W1