

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 3 July 2007

Winchester City
Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	07/00702/FUL	Valid Date	2 April 2007
W No:	06813/08	Recommendation Date	15 June 2007
Case Officer:	Lisa Booth	8 Week Date	28 May 2007
		Committee date	3 July 2007
Recommendation:	Application Refused	Decision:	Committee Decision

Proposal:	Two storey side extension and alterations to existing elevations and demolition of existing garage and outbuilding
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Site:	Little Croft Church Street Upham Southampton Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
	N	N	N	N	N	N

DELEGATED ITEM SIGN OFF		
	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: 7
Case No: 07/00702/FUL / W06813/08
Proposal Description: Two storey side extension and alterations to existing elevations and demolition of existing garage and outbuilding
Address: Little Croft Church Street Upham Southampton Hampshire
Parish/Ward: Upham
Applicants Name: Mr And Mrs P Dukes
Case Officer: Lisa Booth
Date Valid: 2 April 2007
Site Factors: Within 50m of Listed Building
Recommendation: Application Refused

General Comments

This application is reported to Committee because of the number of letters of support received.

This application is a re-submission of W06813/04 and W06813/05LB and W06813/06LB and W06813/07 for similar proposals which were refused for comparable reasons.

The change since the last refusal of planning permission W06813/06LB and /07 is a change in design. The change is the reduction in floor area of the two storey side extension by reducing its width by 1.0m and by moving the side extension back beyond the existing porch. The extension to the rear is now larger and the overall design has altered.

There is also a Listed Building application which accompanies this planning application, ref: W06813/09LB.

Site Description

Large detached dwelling, two storey white painted brickwork with a central thatched roof with eyebrow dormers and with tiled roofs to either side of this central element.

Dwelling has been extended in the past, prior to listing in 1984, and also has a detached garage to the north-west of the site and a detached garage and store to the east of the existing dwelling.

The dwelling sits within a large plot, with a low hedge to the front boundary. The site is well screened to either side boundary with views to the rear over open countryside.

The site is within the Upham Conservation Area.

Proposal

The proposal will involve the demolition of a garage and store to the east of the existing building and the erection of a two storey side / rear extension, which is set back from the front of the existing building and wraps around the existing dwelling. This will then form an "L" shaped dwelling.

This application is a re-submission of W06813/04 and W06813/05LB and W06813/06LB and W06813/07 for similar proposals which were refused for comparable reasons.

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Relevant Planning History

W06813 - Erection of first floor extension - Little Croft Church Street Upham Southampton Hampshire SO32 1JH - Application Permitted - 09/06/1982

W06813/01TP - Crown lift 1 no Yew tree, reduce in height Holly hedge - Little Croft Church Street Upham Southampton Hampshire SO32 1JH - Application Permitted - 20/12/1993

W06813/02 - Two storey side extension with integral single garage and single storey rear extension - Little Croft Church Street Upham Southampton Hampshire SO32 1JH - Application Withdrawn - 22/01/2004

W06813/03LB - Alterations to provide two storey side extension with integral single garage and single storey rear extension - Little Croft Church Street Upham Southampton Hampshire SO32 1JH - Application Withdrawn - 22/01/2004

W06813/04 - Demolition of garage and store; erection of two storey side and rear extension; 2 no. car parking spaces, relocation of shed - Little Croft Church Street Upham Southampton Hampshire SO32 1JH - Application Refused - 01/08/2005

W06813/05LB - External alterations to demolish garage and store; erect two storey side and rear extension; provide 2 no. car parking spaces and relocate shed - Little Croft Church Street Upham Southampton Hampshire SO32 1JH - Application Refused - 01/08/2005

W06813/06LB - Internal and external alterations including: demolition of garage and store buildings; removal of 2 no. bay windows; erection of two storey side/rear extension (RESUBMISSION) - Little Croft Church Street Upham Southampton Hampshire SO32 1JH - Application Refused - 22/11/2005

W06813/07 - Demolition of garage and store buildings; removal of 2 no. bay windows; erection of two storey side/rear extension (RESUBMISSION) - Little Croft Church Street Upham Southampton Hampshire SO32 1JH - Application Refused - 22/11/2005

Consultations

Conservation:

Little Croft dates from the C17 and is timber framed with a thatched roof with early C19 cladding and tile roofed extensions to each end and a C20 extension to the rear.

An application for a 2-storey extension has already been refused and Conservation is of the view that this new proposal will result in an extension which will unbalance the modest scale of this listed cottage and be harmful to its character. This will be apparent both in front elevation and side elevation but also when viewed from the rear garden.

There are also elevated views from the churchyard towards Little Croft and glimpses of the countryside between it and the adjacent building Rookery Cottage. The 2-storey extension would reduce this gap and the unbalancing effect on Little Croft would be apparent here and also in the street scene.

While the extension makes use of traditional materials the harm will be caused by the increase in volume and mass and rather complicated arrangement of roofs. The simple 2 storey rear wing will become a cumbersome double wing which will detract from the cottage's modest scale when viewed from the garden.

Conservation feels the end result will also cause harm to the character of the Conservation Area by creating an over-extended cottage, which will be apparent in views from the street and churchyard.

Representations:

Upham Parish Council

- Upham Parish Council has no objection to these applications providing alterations are in keeping with the character of the cottage

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16 letters received supporting the application for the following reasons:

- In keeping with existing cottage and surroundings/uses same construction as existing dwelling
- In accordance with village design statement
- Enhances street scene by removing unsightly outbuildings and car port which contain asbestos and will reveal flint boundary wall
- Improvement on existing arrangement
- Important for families living in the village to have enough space.
- Opens up glimpse to countryside beyond
- View from church much improved
- Just because dwelling is listed should not hinder any further appropriate development.
- Neighbours extension has set a precedent

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, E16

Winchester District Local Plan Review

DP3, HE4, HE5, HE14, HE16, CE23

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 15 Planning and the historic environment

Supplementary Planning Guidance

Upham Village Design Statement

Planning Considerations

Principle of development

The dwelling is located within the countryside of the WDLPR and is subject to policy CE23. The size of the dwelling is over 120m² floor area and the scheme has been assessed on its impact on the character of the existing dwelling and the result in increased visual intrusion by increased size and/or unsympathetic design.

The dwelling is also located in the Upham Conservation Area and is a Grade II Listed Building and is therefore subject to the heritage policies of the WDLPR, which requires all alterations to historic buildings to be sympathetic to their character or if it would not have an adverse immediate or indirect effect on the setting of a Listed Building. The character, scale and plan form of the original building should be respected.

The extension is not considered to be significantly different from the previous applications that were refused and the amendments have not overcome the original reasons for refusal, which related to the impact that the proposal had in terms of scale and mass, which would result in an extension out of character with the existing dwelling.

Upham Village Design Statement states in regard to space about buildings that *"Glimpses too are very important since they create a sense of space within the village confines and add to the informal character of the settlement."* The general policy in regard to views and glimpses is: *"There are many visitors to Upham from surrounding towns who come to enjoy the openness of the country and the village in its setting. Therefore, every effort should be made to preserve these views and glimpses since they are of value, not only to Upham, but to the wider community. Any development would need to be assessed in terms of its impact."* It goes on to state that *"the low room heights and relatively small visible roof area of most older cottages reduce the effect of apparent domination by one building."* In this instance that gap is lost to the detriment of the

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character of the Conservation Area. It is not considered that the scheme conforms with the Village Design Statement.

Design/layout

The layout of the extension has reduced in width by 1m since the previous refusal (ref: W06813/06LB and /07) and also set back from the front of the dwelling by 6.8m. There is a 4m gap between the extension and the side boundary, which has increased by 1.55m from 2.45m.

The design has altered to show a lower roofline and an oak frame and glass extension to the rear.

Although there have been some changes in the layout, form and design of the extension it is considered that the proposal will result in an extension which will unbalance the modest scale of this listed cottage and be harmful to its character. This will be apparent both in front elevation and side elevation but also when viewed from the rear garden.

The proposal uses traditional materials to which there is no specific objection, however, this does not outweigh the overall volume and mass of the extension and the complicated roof design.

Impact on character of the Conservation Area and neighbouring property

The existing garage and store rooms to the east of the property are proposed to be demolished and are of single storey height. These buildings are fairly insignificant within the street scene, due to their low height and that the garage is partially hidden from view by a tree on the boundary.

If the extension is to be built there will be a significant reduction in the gap between the extension and the neighbouring property and views through to the countryside beyond will be diminished. This will be particularly significant both from the street scene and from the church yard opposite. Although there is no specific building line in this part of Church Street, there are significant gaps between those properties allowing views of the countryside beyond to be seen. There is also a mature tree on the boundary which the extension will abut if it is built, thus diminishing the gap further.

The existing dwelling has previously been extended prior to its listing in 1984 but at present its character remains as a thatched two storey cottage. It is accepted that there are some unsympathetic bay windows to the rear, however, the extension proposed to replace one of these windows is not considered to be in character with the existing dwelling, but will instead add a feature that is of unsympathetic design in its own right.

It is not considered that there will be any impact on the neighbouring property in terms of outlook, overlooking and privacy to Rookery Cottage due to the siting of the dwellings next to each other.

Landscape/Trees

There are no issues regarding landscaping or trees.

Highways/Parking

There is sufficient parking on the site and there are no highway issues.

Other Matters

The neighbouring property has recently built 2 no: two storey infill extensions and the applicant and letters of representations have raised the issue of these extensions creating a precedent.

It is considered that the extensions permitted at Rookery Cottage (ref: W18838) were to a non-listed building and were considered to be in character and scale with the existing dwelling. The extensions did not reduce the gap to the boundary and they were not considered to have any material impact on the street scene or setting of adjacent listed buildings, but instead were

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considered to enhance the appearance of this building in the Conservation Area. Therefore, it is considered that this suggestion is unprecedented.

Recommendation

Application Refused for the following reason(s):

Reasons

1 The proposed development is contrary to Policies UB3, C1, C2 and E16 of the Hampshire County Structure Plan Review and policies DP3, HE14, HE16 and CE23 of the Winchester District Local Plan Review in that the proposed development would by reason of its size, siting and design seriously harm:-

- i) the character and appearance of Upham Conservation Area;
- ii) result in increased visual intrusion within this area of countryside;
- iii) and would adversely affect the character of this Grade II listed building; and,
- iv) adversely affect the setting of the adjacent building(s) which is/are listed as being of special architectural or historic interest.

Informatives:

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

Hampshire County Structure Plan Review: UB3, E16, C1, C2

Winchester District Local Plan Review Proposals: DP3, HE4, HE5, HE14, HE16, CE23