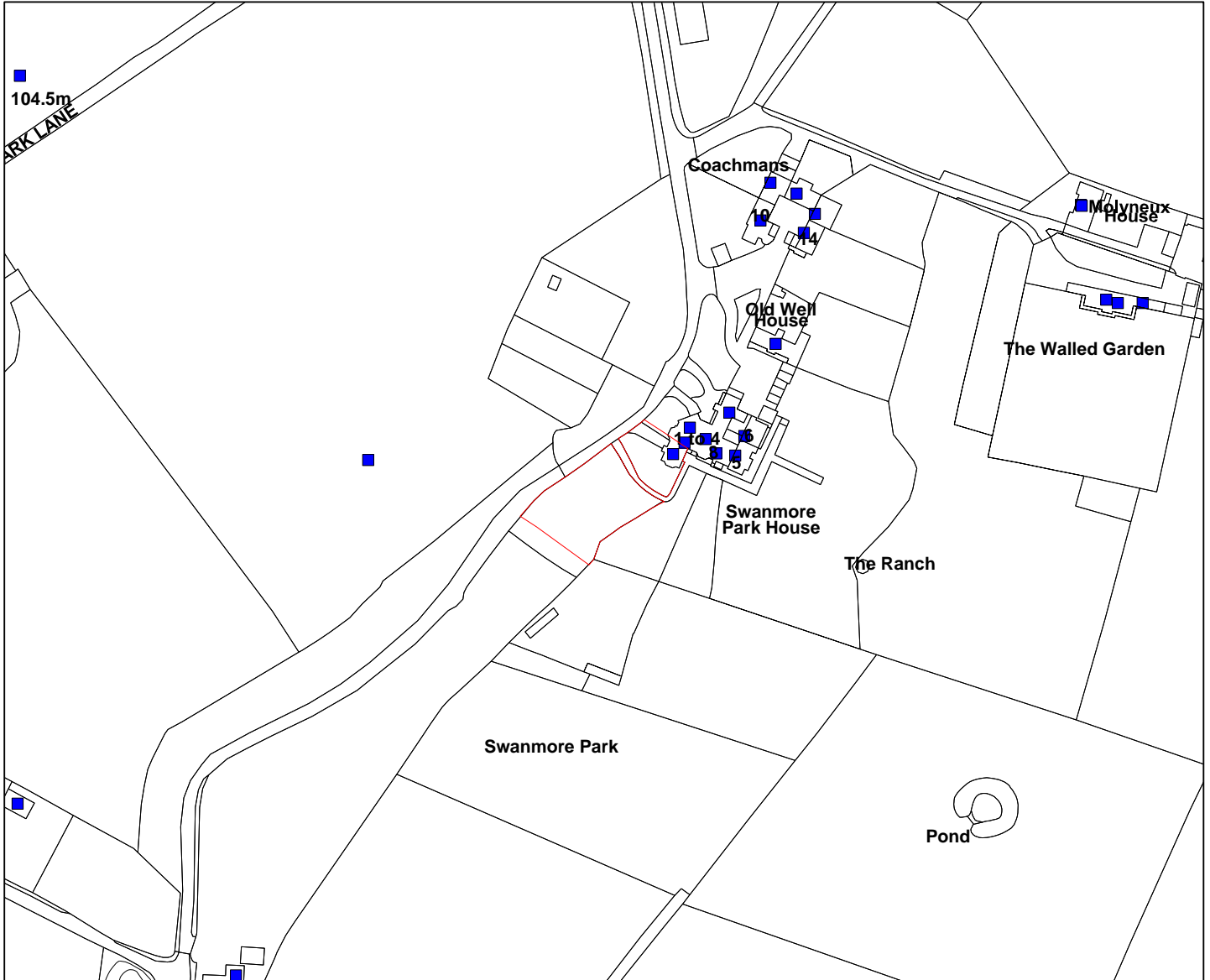


1 Swanmore Park House, Swanmore

10/00863/FUL

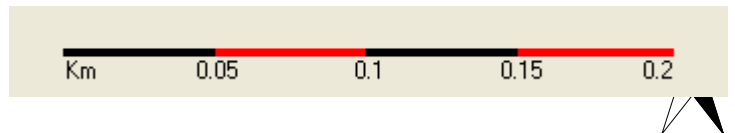


Winchester
City Council



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	14 July 2010
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 8
Case No: 10/00863/FUL / W21466/02
Proposal Description: Demolition of existing chimney and erection of new chimney, demolition of porch and shed, works to existing dormers and erection of a single storey extension (Resubmission) (Householder)
Address: 1 Swanmore Park House Swanmore Park Park Lane
Swanmore Southampton
Parish, or Ward if within Winchester City: Swanmore
Applicants Name: Mrs S P Garrett
Case Officer: Mr Ian Cousins
Date Valid: 31 March 2010
Site Factors: South Downs National Park
Countryside

Recommendation: Application Permitted

General Comments

This application is reported to the Committee because of the number of objections received to the accompanying listed building consent application (ref: 10/00864/LIS, Item 7 on this agenda) and therefore both applications are to be considered together.

Amended plans were received on 24th May 2010. The amendment is to the dormer windows, which are now proposed as rounded lead roofs rather than flat lead roofs. This application is a resubmission of recent planning and listed building applications which were withdrawn. The previous submissions also proposed the removal of the existing chimney stack and were to provide further facilities by extension of the porch across the front of the property rather than in a 'pod' style building, as is now proposed.

Site Description

The site comprises a large Victorian property that has been subdivided to provide 7 dwellings. It is sited to the north of the settlement of Swanmore, in an area defined as Countryside and in the South Downs National Park. The property is sited in large grounds that are on the Hampshire Register of Historic Parks and Gardens.

Proposal

The proposal seeks to remove a chimney stack, install a new chimney stack in a different location, re-roof existing dormers, provide a single storey building with a glazed link and make internal alterations.

Relevant Planning History

09/00878/FUL - Remove existing chimney stack, extend porch across front of property
- Withdrawn - 17/07/2009.

09/01028/LIS - Remove existing chimney stack, extend porch across front of property,

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DEVELOPMENT CONTROL COMMITTEE AGENDA

internal alterations - Withdrawn -17/07/2009.

Consultations

Historic Environment Team:

Please see comments reported on application ref: 10/00864/LIS

Representations

Swanmore Parish Council:

Supports the application. The proposed changes to the garden should be considered in the context of this being an 'English Heritage Garden'.

4 letters received objecting to the application, for the following reasons:

- Design, appearance and location of the 'pod' extension is not in character with the existing Grade II listed building;
- Location of new chimney is in an inappropriate location;
- Unsympathetic internal alterations.

Reasons aside not material to planning and therefore not addressed in this report:

- There is no need for the 'pod' extension.

No letters of support received.

Relevant Planning Policy

South East Plan 2009:

The South East Plan was formally revoked on 6th July 2010 and therefore no longer forms part of the Development Plan of the District. As a result, its policies are not material to the consideration of planning applications.

Winchester District Local Plan Review

DP3; CE23; HE14

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development
PPS 5 Planning for the Historic Environment
PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance

Swanmore Village Design Statement

Planning Considerations

Principle of development
Impact on neighbours
Landscaping

Principle of development

The principle of extending a residential dwelling to provide further accommodation is

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considered to be acceptable. The existing property has a floor area greater than 120m² and therefore is not subject to the 25% increase restriction, as detailed in Policy CE23 of the Winchester District Local Plan (Review) 2006.

Impact on neighbours

It is considered that the proposed 'pod' building does not present any overlooking or overshadowing issues, as it is single storey and sited away from the boundary. The works to the dormer windows are considered to be of a relatively minor nature and do not introduce any further overlooking issues, as they already exist, with the removal of the existing chimney and erection of a new chimney also not presenting any neighbour amenity issues.

Impact on character and integrity of listed building

The external and internal proposals, as a whole, are considered to have a beneficial impact on the special interest of the heritage asset, improving the unsympathetic aspects of the post-war conversion and restoring lost features to the building, as explained by the Conservation Officer (see Historic Environment Team consultation). The proposed extension is considered to sit comfortably as an addition to this part of the building and that of the remaining house as a whole, having been designed to include some of the characteristic details of the original building. Proposed materials would match the originals. In terms of scale and massing, the extension would be a subsidiary element when viewed in relation to the whole building, and its alignment would relate to the symmetry of the Billiard Room extension.

Landscaping

The block plan indicates that the garden to the property is to receive new landscaping. No further details have been submitted with the application and therefore it is considered appropriate to add a condition to the consent requesting the submission landscaping details, as the site appears on the Hampshire Register of Historic Parks and Gardens (Condition 2).

Recommendation

Application Permitted, subject to the following conditions:

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner. If, within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next

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planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: As the site is included in the Hampshire Register of Historic Parks and Gardens.

Informatives

1. This permission is granted for the following reason:

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.

2. The Local Planning Authority has taken account of the following Development Plan policies and proposals:

Winchester District Local Plan Review 2006: DP3

3. The applicant is advised that this permission must be implemented in conjunction with the accompanying Listed Building Consent application (ref:10/00864/LIS) and any conditions attached to that consent.