

PLANNING (VIEWING) SUB-COMMITTEE

24 March 2015

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans
Johnston (P)
Lipscomb (P)
McLean (P)
Newman-Mckie

Read (P)
Rutter (P)
Scott (P)
Weston

Officers in attendance:

Ms Z Croad – Conservation Officer
Mr S Finch – Assistant Director (Environment)
Miss M Thomson – Senior Planning Officer
Mrs T Wilson – Principal Legal Officer

1. **APOLOGIES**

Apologies for absence were received from Councillors Evans and Weston and Deputy Member Councillor Newman-Mckie.

2. **DISCLOSURES OF INTEREST**

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Items 3 and 4 as he was a member of the Council of the City of Winchester Trust, which had commented on these applications. However, he had taken no part in the Trust's consideration of these items and he spoke and voted thereon.

3. **(HOUSEHOLDER) ERECTION OF SINGLE STOREY ORANGERY TO REAR OF PROPERTY; AND GARAGE WITH STUDIO ABOVE TO NORTH EAST OF PROPERTY; ALTERATIONS TO ENTRANCE, CAR PARKING FACILITIES AND ASSOCIATED LANDSCAPING (AFFECTS THE SETTING OF A LISTED BUILDING) (RESUBMISSION), HIGHGROVE HOUSE, ST THOMAS STREET, WINCHESTER.**

CASE NUMBER: 14/02772/FUL / W23146/03

(Extract from PDC1019 Item 3 refers)

At its meeting held on 5 March 2015, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination, to allow Members to assess the proposed developments in relation to their setting and relationship with neighbouring properties, including Upper House, Symonds Street. Public participation had taken place at the

meeting of the Committee held on 5 March 2015 where Mr Lawrence, Upper House, Symonds Street, had spoken in objection to the application.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where it noted the location of the existing buildings, the location of the proposed orangery and side extension, alteration of the entrance and garage with studio above and the potential impact on neighbouring properties. The application site was also viewed from Upper House, Symonds Street, which was located behind Highgrove House.

The Head of Development Management referred Members to an additional Update Sheet to that previously accepted as an addendum to the original Committee Report and this was accepted by the Viewing Sub Committee. This outlined that amended drawings had been submitted by the applicant since the meeting of the Committee held on 5 March 2015, which reduced the ridge height of the proposed garage by 540mm. Further, the distance between the rear elevation of the garage and the boundary wall with Upper House had been increased to 2.4m (from 1.2m) and additional planting in this location was now proposed.

As a result of the amended drawings, the distance between the proposed garage and the neighbouring properties of 1 Villiers Court and Lions Hall was approximately 23.2m and 31.6m. The distance between the proposed garage and Upper House was approximately 16.5m.

Two further conditions were also proposed in addition to those already set out in the report, relating to the protection of the amenities of the locality and to maintain a good quality environment (condition 9) and also to improve the appearance of the site in the interests of visual amenity (condition 10).

In reply to Members' questions, the Assistant Director (Environment) explained that the amended drawings would result in the distance of separation of the proposed garage from the boundary of Upper House, Symonds Street being doubled from 1.2m to 2.4m. In addition, the proposed garage rear wall would be 3.75m in height with the maximum height of the garage being 5.16m and the floor plan would be 9.6m wide and 8.1m deep. Although the size of the garage was significant, it was also proportionate in its site and Highgrove House and was comparable in size to a neighbouring outbuilding at 12 St Thomas Street. The landscaping of the boundary, including hedge species and height, would be controlled by condition 10.

Although supportive of the single storey orangery and alterations to the entrance, the Viewing Sub Committee did not support the garage with studio accommodation above. Therefore, at the conclusion of debate, the Viewing Sub Committee agreed to refuse planning permission for the application. This was because the Viewing Sub-Committee considered that the proposed garage would have, by reason of its scale, mass and siting close to the boundary, an overbearing impact upon the amenities of the neighbouring property at Upper House, Symonds Street.

RESOLVED:

That planning permission be refused as the proposed garage would have, by reason of its scale, mass and siting close to the boundary, an overbearing impact upon the amenities of the neighbouring property at Upper House, Symonds Street, with the precise wording of the reasons for refusal being delegated to the Head of Development Management in consultation with the Chairman to determine.

Note: Subsequent to the meeting, Head of Development Management in consultation with the Chairman determined that the reason for refusal of the application was that the proposed garage would have, by reason of its scale, mass and siting close to the boundary, an overbearing impact upon the amenities of the neighbouring property at Upper House, Symonds Street. The application was therefore contrary to Policy DP.3 of the Winchester District Local Plan Review 2006.

4. **(HOUSEHOLDER) ERECTION OF SINGLE STOREY ORANGERY TO REAR OF PROPERTY; AND GARAGE WITH STUDIO ABOVE TO NORTH EAST OF PROPERTY; ALTERATIONS TO ENTRANCE, CAR PARKING FACILITIES AND ASSOCIATED LANDSCAPING (AFFECTS THE SETTING OF A LISTED BUILDING) (RESUBMISSION), HIGHGROVE HOUSE, ST THOMAS STREET, WINCHESTER.**
CASE NUMBER: 14/02773/LIS / W23146/04LB
 (Extract from PDC1019 Item 4 refers)

At its meeting held on 5 March 2015, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination, to allow Members to assess the proposed developments in relation to their setting and relationship with neighbouring properties, including Upper House, Symonds Street. Public participation had taken place at the meeting of the Committee held on 5 March 2015 where Mr Lawrence, Upper House, Symonds Street, had spoken in objection to the application.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where it noted the location of the existing buildings, the location of the proposed orangery and side extension, alteration of the entrance and garage with studio above and the potential impact on neighbouring properties. The application site was also viewed from Upper House, Symonds Street, which was located behind Highgrove House.

The Head of Development Management referred Members to an additional Update Sheet to that previously accepted as an addendum to the original Committee Report and this was accepted by the Viewing Sub Committee. This outlined that amended drawings had been submitted by the applicant since the meeting of the Committee held on 5 March 2015, which reduced the ridge height of the proposed garage by 540mm. Further, the distance between the rear elevation of the garage and the boundary wall with Upper House had been increased to 2.4m (from 1.2m) and additional planting in this location was now proposed.

As a result of the amended drawings, the distance between the proposed garage and the neighbouring properties of 1 Villiers Court and Lions Hall was approximately 23.2m and 31.6m. The distance between the proposed garage and Upper House was approximately 16.5m.

The Assistant Director (Environment) advised the Viewing Sub Committee that the proposed garage, which had been refused planning permission as set out in the Minute above, did not require listed building consent. Therefore, if the proposed garage with studio accommodation above was removed from the description of the application prior to listed building consent being issued, the Viewing Sub Committee could agree the recommendation for the remaining elements of the application, although these could not proceed to be built as they did not have planning permission.

Following debate, this approach was supported by Viewing Sub Committee.

RESOLVED:

That listed building consent be granted subject to the amended drawings submitted on 20 March 2015 20/03/2015, as set out in the Update Sheet circulated at the meeting, and to the applicant agreeing to remove the proposed garage with studio accommodation above from the description of the application prior to the consent being issued.

The meeting commenced at 11.30am and concluded at 12.10pm

Chairman