

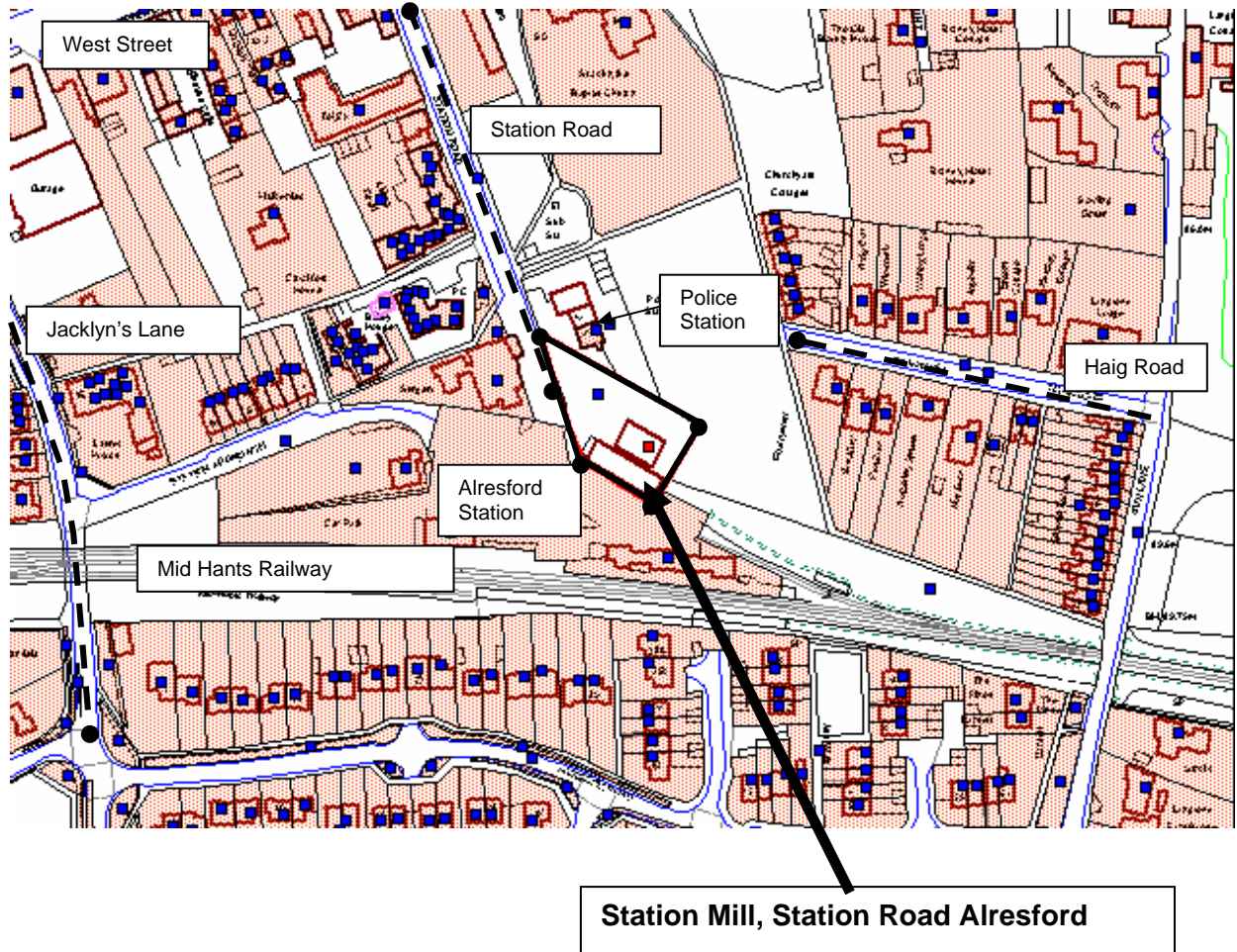
WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 20 April 2006

**Item No:** 02  
**Address:** Station Mill Station Road Alresford Hampshire SO24 9JQ  
**Parish/Ward** New Alresford  
**Proposal Description:** New detached building with 6 no. office units over three floors with enclosed ground floor parking  
**Applicants Name** Mr T Gard  
**Case No:** 06/00162/FUL  
**W No:** W02502/14  
**Case Officer:** Mrs Jill Lee  
**Date Valid:** 2 February 2006  
**Delegated or Committee:** Committee Decision  
**Reason for Committee:** At the request of a councillor  
**Site Factors:** Conservation Area. Adjacent to a listed building.  
**RECOMMENDATION:** Refusal

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**SITE LOCATION PLAN**

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### Site Description

- The site is located adjacent to the public car park, Station Road, Alresford and within the curtilage of Station Mill which is a Grade II listed building.
- Station Mill is currently in B1a use but has planning permission to be converted into residential.
- There is a single storey workshop positioned between the Mill building and the station car park.
- The site is bounded by a steep vegetated embankment to the north.
- The application site currently forms part of the car parking area associated with Station Mill.

### Relevant Planning History

- W 02502/13 – Change of use of existing building from offices to residential (7 Flats) and construction of new building with office use and demolition of existing warehouse – granted – 24.01.2004 subject to legal agreement for contributions towards public open space.

### Proposal

- New detached building with 6 no office units over three floors with enclosed ground floor parking.
- This application is a variation of the previously permitted scheme. The building is higher in order to incorporate adequate floor to ceiling heights, the lift shaft to the rear is extended to serve all floors and alterations to the design and materials to be used in the construction.
- The building is also wider and therefore bulkier than the previously permitted building.

### Consultations

#### Conservation:

- Object to the application. The revised proposal would adversely affect the setting of the listed building and detract from the character and amenities of the conservation area.

#### Engineers: Highways:

- No objection to the application subject to conditions.

#### Archaeology:

- Were consulted on the previous application and as no archaeological information has been submitted with the application the same comments and reason for refusal exist.

### Representations:

Councillor Hollingbery: Supports the application. Believes that the proposed scheme has superior design characteristics to that which has been approved. It is a more sustainable form of development. To refuse the scheme might result in an appeal and may leave the Council open to award of costs. New Alresford Town Council are in favour of the scheme.

Councillor Cook: Supports the recommendation of Councillor Hollingbery and asks for the application to be considered by committee. Precedent already set for area. Application should be supported to get commercial use into suitable building.

The Alresford Society: Design changes are an improvement over what is approved.

New Alresford Parish Council: Consider the revision to be an improvement with regard to the external appearance and the internal layout.

One letter of representation received from a neighbour: Variations and amendments to approved scheme which would enhance the scheme and should be welcomed. Trees to be kept. Building largely on same footprint. Better internal use of space.

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**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- E16, E14

Winchester District Local Plan

- HG5, HG6, HG23, HG3

Winchester District Local Plan Review Deposit and Revised Deposit:

- HE4, HE15, HE16, HE2

National Planning Policy Guidance/Statements:

- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Historic heritage/conservation area/listed building

Principle of development

- The application site is located within the settlement boundary of New Alresford where new development is acceptable in principle subject to normal development control criteria.
- In this case there is also an existing permission for a new office building which has to be taken into account. It is considered that the proposed changes to the approved scheme are sufficiently harmful to warrant refusing the application for reasons set out below, and the principle of the proposed development is therefore not acceptable.

Historic heritage/conservation area/listed building.

- The proposed alterations to the approved scheme would result in a larger bulkier building which would compete with the listed building.
- The building would be some 2m wider than the approved scheme and 1.4m higher. It would also incorporate two large projections to the front and rear of the roof, the rear projection would house the lift shaft and the front a corridor to link the two sides of the office building.
- When the new office building was originally proposed the design and materials were negotiated in order to secure a good quality scheme which was sympathetic to the listed building and the conservation area. The use of render instead of brick was thought to be preferable as it reinforced the idea that the new building is distinct from and subservient to the listed building. It was considered that the use of brick would appear as a poor copy of the Mill which should remain as the dominant building on the site.
- The proportions and numbers of windows were also discussed and the balance and proportions of the approved building have now been lost. The proposed new design incorporates additional windows which draw attention to the height and width of the building and increase the overall impact.
- The application site is sensitive being within the conservation area as well as immediately adjacent to a grade II listed building. It is also very visible from the public realm. The design and appearance of the building is therefore very important. The proposed changes to the approved design are not acceptable and would result in a scheme that would detract both from the character and amenities of the conservation area and the setting of the listed building.

**Recommendation**

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

**Reasons**

01 The proposed development would be contrary to PPG15 and policy E16 of the Hampshire County Structure Plan Review, proposals HG5, HG6 and HG23 of the Winchester District Local Plan and policies HE4, HE5 and HE16 of the Winchester District Local Plan Review in that it would result in a building which would by reason of its height, design and appearance, detract from the adjacent listed building and detract from the character and visual amenities of the conservation area.

02 The proposed development is contrary to policy E14 of the Hampshire County Structure Plan and proposal HG3 of the Winchester District Local Plan and policy HE2 of the Winchester District Local Plan Review in that it fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development on a site which is considered to be of archaeological interest.

**Informatives**

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

Hampshire County Structure Plan policy E16, E14;

Winchester District Local Plan Proposals: HG5, HG6, HG23, HG3;

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: HE4, HE5, HE16 and HE2.