

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 3 April 2008

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	08/00374/FUL	Valid Date	13 February 2008
W No:	21032	Recommendation Date	10 March 2008
Case Officer:	Claire Burriss	8 Week Date	9 April 2008
		Committee date	24 April 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Existing single storey extension to be demolished and erection of 1 and 1/2 storey side extension (AMENDED DESCRIPTION)
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Site:	Herontye 3 The Stables Shawford Road Shawford Winchester
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
	N	N	Y	N	N	N

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

AMENDED PLANS DATE:-

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Item No: 7
Case No: 08/00374/FUL / W21032
Proposal Description: Existing single storey extension to be demolished and erection of 1 and 1/2 storey side extension.
Address: Herontye 3 The Stables Shawford Road Shawford Winchester
Parish/Ward: Twyford
Applicants Name: Mr Martin Fay
Case Officer: Claire Burriss
Date Valid: 13 February 2008
Site Factors: Countryside
Curtilage of a Listed Building Grade 2*
20m Bank Top
Flood Risk Zone 2 and 3
Conservation Area and SSSI at the end of the garden
Within 50m of Listed Building
Recommendation: Application Permitted

General Comments

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

A revised plan has been submitted in response to Officer comments on the proposed scheme. The revisions include the removal of the external chimney stack, replacement timber frames instead of the aluminium doors to the large ground floor doors in the east elevation and the retention of the existing rear dormer.

The dwelling is within the curtilage of a Listed Building Grade 2*, therefore the development also requires listed building consent. Please refer to Item 8 on this Committee agenda (ref: 08/00613/LIS) for the listed building application.

Site Description

The site is residential with an area of 0.088ha. The dwelling forms part of converted stables originally included in the grounds of Shawford Park. The building, which is Grade 2* listed, is now occupied as 3 residential units. Access to the site is off Shawford Road, shared by a group of dwellings located down a long drive leading to a shared parking area. The boundary treatment between properties mainly consists of low lying vegetation. The dwelling is located within a rural area among historic buildings, with large trees and fields to the west of the site and the River Itchen is at the end of the garden.

Proposal

The extension is 1 ½ storeys and would be built on the north side of the building. It would be located over 40m away from the rear garden boundary of the site and there is approximately 3.5m minimum distance between the side elevation and the side boundary adjacent to Garden Cottage and approximately 3m to the boundary with No.2 The Stables, which lies to the west of the dwelling.

Relevant Planning History

W12367/03LB - Conversion from stables and outbuildings to 4no. residential units - Permitted - 26/02/1992

W/12367/02 - Conversion from stables and outbuildings to 4no. residential units - Permitted - 20/03/1992

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Consultations

Conservation: Shawford Park was listed in 1955 and the original stable building dates from before 1 July 1948, making it a curtilage listed building to Shawford Park. The interior of the building retains little original work. Its exterior form, however, particularly its north side, is characterised by the dominant roof form of the original building. There is no objection to the demolition of the conservatory in historic building terms and to the remodelling of the interior, which largely dates from the C20 initial conversion. The proposed extension is considered to be proportionate to the building as a whole. Its eaves, whilst higher than the original building, align with those of other extensions which have already been permitted. The external brick stack, whilst of traditional form, would tend to upset the balance of the north elevation in some views, competing with the symmetrically placed ridge ventilators on the original roof line. A less dominant location for this would be more appropriate. The east elevation comprises a fully glazed wall at ground level detailed in steel beam, forming part of the extension. Whilst there is no objection to an opening larger than standard size, it would be more sympathetic in character if it was framed and detailed in a more traditional manner.

Subject to the revisions suggested, it is considered that the development would not have a detrimental impact on the character of the building subject to relevant conditions (Conditions 2 to 6).

Ecology (HCC): Natural England should be consulted, given the potential for the building to support bats and given the proximity to the River Itchen SAC and SSSI.

Natural England: A bat survey is required as the site offers a potential roost site for bats. A bat survey has been requested.

Environment Agency: As there is a low risk there is no objection, the standing advice should be considered. In respect of their comments, the Environment Agency has advised the officer that the standing advice is of an advisory nature. In this instance, an informative will be added to the consent informing the applicant of the advice.

Representations:

Twyford Parish Council:
No comments

7 letters received objecting to the application for the following reasons:

- The scale, design features and use of materials will impact on the character of the dwelling and surrounding buildings.
- Loss of privacy upon surrounding neighbours.
- Past Council advice is against applications of more than one storey (*Officer comment - this is not a set rule for extensions to listed buildings. Each case is assessed on its own merits*).
- Works on site have started (*Officer comment - this has been investigated by the Council's Enforcement Team and dealt with separately. This application should be assessed on its own merits*).

Relevant Planning Policy:

Hampshire County Structure Plan Review:
No relevant policies

Winchester District Local Plan Review
DP.1, DP.3, HE.14, CE.23

National Planning Policy Guidance/Statements:
PPS 1 Delivering Sustainable Development

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PPS 7 Sustainable Development in Rural Areas
PPS 9 Biodiversity and Geological Conservation
PPG 15 Planning and the historic environment
PPG 25 Development and flood risk
Other Planning Guidance
Movement, Access, Streets and Spaces
Parking Standards 2002

Planning Considerations

Principle of development

The site is located within the countryside. Extensions in designated countryside areas are acceptable in principle, in line with Policy CE.23 of the Local Plan, providing they do not change the building's character or result in increased visual intrusion and provided that the dwelling does not reduce the stock of smaller, more affordable dwellings. The development does not conflict with this policy and is acceptable in principle.

Policy CE.23 of the Local Plan requires that dwellings with a floor area of less than 120sq.m should not be increased in size by more than 25%. The floor area of the existing dwelling is over 120sq.m and therefore the extension proposed would not result in the loss of a smaller, more affordable dwelling.

Design/layout

It has been detailed in the application that red facing bricks and handmade clay tiles are to be used. The specifics of this can be conditioned to make sure that the actual materials and finishes used are in keeping with the building's character (Conditions 5 and 6).

Impact on character of area and listed building

The whole stable conversion includes a mix of design features and dormer sizes. The building is mostly 1 ½ storeys with full two storey and single storey elements. The extension is set back from the east elevation by 5.7m and is set approximately 11.5m back from the west elevation of the conversion. From the front aspect there is a two storey element of the neighbouring property that juts out by 2.2m, partially screening the extension. The extension is considered to be appropriate in form and scale given the mix of two storey and single storey elements. The extension is set in from the side boundary by approximately 4m so as not to create a cramped form of development. Although the dormer windows are significant features, there are other examples of dormer windows of that size and style on the building currently. It is, therefore considered that, within the context of the site, the set backs and the mix of dwelling features, the proposal would have no significant adverse impacts upon the character of the dwelling or its rural location to warrant a refusal on those grounds.

Impact upon neighbouring properties:

Overbearing and loss of light: The dwelling is part of a group of dwellings where the relationship with the neighbouring properties is unusual. Although the extension may seem large, given the distances between the proposal and the neighbouring properties and given that the roof is not fully two storey, on balance it is considered that it will not be overbearing and there will be no loss of light to the neighbouring properties.

Overlooking: The proposed dormer windows in the extension face the rear garden and are considered to have an oblique view upon the neighbouring properties, no different to a normal residential layout. As mentioned above, a revised plan has been submitted detailing that the existing rear dormer window in the east elevation will stay the same and will not be replaced, overcoming any overlooking concerns in respect of this replacement dormer. The first floor window in the side elevation is for a bathroom and can be conditioned to be obscurely glazed to prevent overlooking.

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Landscape/Trees

The development does not involve the removal of significant trees or hedges.

Highways/Parking

The Highways Engineer considers that there are no adverse impacts upon highways safety.

Recommendation:

That, provided a satisfactory bat survey has been submitted and agreed, then planning permission be granted subject to the following conditions:

Conditions/Reasons

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

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

2 All new external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

2 Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

3 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

3 Reason: To protect the character and appearance of the (listed) building.

4 No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

4 Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

5 The development hereby permitted shall be constructed using facing materials (including brick bond and pointing style) to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

5 Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

6 Details and samples, as appropriate, in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) all new external doors, to include profiles of glazing bars and details of panels, where relevant;
- (b) all new windows, including new dormer windows, to include profiles of frame members and glazing bars, and relationship of the window cill to the opening in which it is set.

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6 Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

7 The proposed first floor window in the north side elevation of the extension hereby permitted shall be glazed in obscure glass and thereafter retained.

7 Reason: To protect the amenity and privacy of the adjoining residential properties.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no additional windows or openings at first floor level or above other than those expressly authorised by this permission shall, at any time, be constructed in the north and west elevations of the extension hereby permitted.

8 Reason: To protect the amenity and privacy of the adjoining residential properties.

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: DP.1, DP.3, HE.14, CE.23

3. Any modifications to the approved drawings (1684/01 revision A), whether for Building Control or any other reason, or any departure on site from what is shown, that drawing may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the Consent and approved drawings.

4. The Environment Agency recommends that the applicant should consider the flood mitigation and flood proofing measures detailed in the standing advice by going to the following link, <http://www.pipernetworking.com/floodrisk/minor.html> . Changes made externally may require consent from the Local Planning Authority. Please contact the Local Planning Authority if there is any uncertainty.

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