

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 11 September 2008

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	08/01417/FUL	Valid Date	21 May 2008
W No:	01891/11	Recommendation Date	18 August 2008
Case Officer:	Mr Neil Mackintosh	8 Week Date	16 July 2008
		Committee date	11 September 2008
Recommendation:	Application Refused	Decision:	Committee Decision

Proposal:	1 no. 3 storey four bedroom house and triple garage and associated hard and soft landscaping
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Site:	Chalk Hills Peach Hill Lane Crawley Winchester 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	Y	N	N	Y

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

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Item No: 5
Case No: 08/01417/FUL / W01891/11
Proposal Description: 1 no. 3 storey four bedroom house and triple garage and associated hard and soft landscaping
Address: Chalk Hills Peach Hill Lane Crawley Winchester Hampshire
Parish/Ward: Crawley
Applicants Name: Chapters Property Investments Ltd
Case Officer: Mr Neil Mackintosh
Date Valid: 21 May 2008
Site Factors: Crawley Conservation Area
Countryside
Recommendation: Application Refused

General Comments

This application is reported to Committee at the request of Crawley Parish Council, whose request is appended in full to this report.

A concurrent application to demolish the existing house, annexe and store on the site, reference 08/01237/LBC, will be dealt with under delegated authority following this Committee meeting. If the Committee refuses the planning application, as recommended, the application to demolish will be refused as being contrary to Winchester District Local Plan Policy HE7 because no permitted proposal is in place for its replacement.

Site Description

Chalk Hills is the first house that one sees when approaching the village of Crawley from the south west ie. from the A272, Stockbridge, Road.

Although it is set in extensive grounds (2.25 hectares) the house was originally a squash court for the former Dower House estate. It, and the adjoining building, was converted into a house in the mid 1950's. The main part of the building has two storeys with red brick walls under a clay tile roof. The 'annexe' part is single-storey, and is probably older, being constructed in flint and brick under a slate roof.

The main grounds of the house are to the south and consist of a large, tree'd garden and adjoining fields.

Proposal

The proposal is to demolish the existing house, which is the subject of a separate application for demolition in a conservation area, and to replace it with a larger house in a Georgian style. That part of the existing single-storey building which is nearest to the road is to be replaced to serve as a garage. It is proposed to use the existing vehicular access.

Relevant Planning History

None

Consultations

Conservation:

Recommends refusal, as contrary to PPG15 and Local Plan Policies HE5 and CE23

The existing building is not of particular architectural or historic merit and is not worthy of retention. However, it should not be demolished until a suitable scheme for its replacement has been approved. The scheme put forward would be *“significantly bulkier, more visually intrusive and of inappropriate character and would harm the character of the conservation area”*.

Environmental Health:

No adverse comments, subject to two informatives being added to any permission (hours of work and no burning on site).

Landscape:

No landscape objection

Representations

Crawley Parish Council

Supports the proposal and considers that it would be in keeping with this part of the village.

No letters received objecting to the application.

One letter of support received

From Cob House – *“we understand that the boundary wall between Chalk Hills and Cob House will be rebuilt early in the building programme, that construction traffic will approach from the A272 and that no construction work will take place on Sundays and Bank Holidays”*.

Relevant Planning Policy

Hampshire County Structure Plan Review:

E16, T5

Winchester District Local Plan Review

DP3, CE23, HE5, T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS3 Housing

PPS 7 Sustainable Development in Rural Areas

PPG 15 Planning and the historic environment

Supplementary Planning Guidance

Crawley Village Design Statement

Other Planning Guidance

Movement, Access, Streets and Spaces
Parking Standards 2002

Planning Considerations

Principle of development

Policy CE23 of the Winchester District Local Plan (WDLPR) allows, in principle, for the replacement of dwellings in the countryside on a one-for-one basis, provided that the replacement does not result in increased visual intrusion, significantly change the character of the existing property or cause the loss of a small dwelling.

In this case, the existing dwelling is approximately 250 sq.m. in floor area, so its replacement by a larger property would not represent the loss of a small dwelling in the context of Policy CE.23. The wider visual impact and character of the new house is considered below.

When the Council assesses any proposal within a conservation area it is required to pay special attention to the desirability of preserving or enhancing the character or appearance of such an area and the policies of development reflect this.

Policy HE5 of WDLPR allows for developments within conservation areas that “*preserve or enhance the character or appearance of the area*” This policy also requires that development should;

- (i) *respond sympathetically to the historic settlement pattern, plot sizes, and plot widths, open spaces, townscape, trees and landscape features,*
- (ii) *the height, massing, materials, plan form, roofscape and grouping of buildings are in scale and harmony with adjoining buildings and the area as a whole. The proportions of features and design details should relate well to each other and to adjoining buildings*

PPG15 (Para.4.17) advises on the subject of replacement buildings in conservation areas thus: “*What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character of its own.*”

Policy E16 of the Hampshire County Structure Plan Review requires that planning authorities shall have due regard to the scale, mass and design of new buildings in historic villages and the enhancement of conservation areas.

The Crawley Village Design Statement, adopted by the Council in 2001, states that; “*New buildings should be of a massing appropriate to the size of the plot and neighbouring buildings. They should not overshadow or impose on neighbouring properties, the design reflecting the character of that part of the village in which they lie*”. It also says “*New properties and extensions or changes to existing properties on the edge of the village should conserve or enhance the unobtrusive appearance of the village when viewed from the open countryside*”.

Design/layout

The Design, Access and Heritage Statement that supports this application states “*The site is large and occupies an important position at the boundary of the settlement of Crawley. The new design is intended to make a substantially more positive contribution*

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to its setting. Conceived in the style of an early nineteenth century picturesque lodge, it will be a fitting contribution to the conservation area and will respond positively to its position at the edge of the village”.

It is proposed that the replacement house will be in approximately the same position as the existing one. However, it is far larger and twice the depth. The overall floor area is increased from 250 sq.m. to 520m (including the basement but excluding garages).

The road frontage of the building increases by only 1.5m, from 10.5m to 13m, but the depth of the building almost doubles, from 7.2m to 14m, and the height is increased from 6.5m to 8.5m.

Impact on character of area

Crawley village is in designated countryside as it is not considered to be a sustainable settlement which would justify having its own policy boundary.

The approach to Crawley village from the A272 consists of the gates and walls surrounding Crawley Court (Arqiva), to the left, and a discreet graveyard to the right. Beyond the graveyard is a field surrounded by trees, and then Chalk Hills. It is the side of this house that is first apparent.

The mass and scale of the proposed building, particularly the increased height and depth referred to above, will mean that the proposal would have significantly greater visual impact than the existing house which is a far more modest building, especially when viewed from the road.

The Conservation Officer has carefully considered the proposed replacement house and, in so doing, accepts that the existing building is of no particular architectural or historic value and therefore he does not oppose its demolition in principle.

However, the Conservation Officer objects to the replacement dwelling for the following reasons:

“The existing building is the last house on the southern edge of the village. The existing house has a modest scale and status that is appropriate to its location at the edge of the settlement, and to its historic position in the hierarchy of the village conservation area. The proposed replacement dwelling fails to respect this context, and would harm the conservation area, contrary to Policy HE5”

He goes on to say:

“In my view, the proposed replacement dwelling shown in the current sketch proposals fails to comply with any of these policies [CE23 and HE5], in that it would be significantly bulkier, more visually intrusive and of inappropriate character and would harm the character of the conservation area”.

It is therefore considered that the new house would be intrusive and harmful to the character and appearance of the conservation area.

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Impact on the Countryside

As set out above, the site lies within countryside where replacement dwellings are acceptable, so long as they respect the character of the existing building and would not result in increased visual intrusion.

For the reasons already explained, the new house would have a detrimental effect upon the conservation area. However, it is acknowledged that, from distant views, the development would be well screened so that, in its wider context, the visual impact on the countryside would be quite limited notwithstanding the increased scale and mass of the new house compared to the existing one.

On balance, therefore, and taking into account the comments of the Landscape Architect who has raised no objections, it is proposed not to refuse the application on the grounds of its impact upon the countryside.

Impact on neighbouring property

It is considered that the proposal will not have any significant deleterious effects upon the only residential neighbours, at Cob House. Although the mass of the new building would be apparent from here, it is not considered to be overbearing.

With regard to overlooking/loss of privacy, two ground floor windows on the mutual boundary would be removed. However, two windows would be added at first floor level, but these are secondary windows 6m from the boundary.

Highways/Parking

It is proposed that the existing vehicular and pedestrian access to the site will be used. A triple garage replaces the existing double, and sufficient area will be retained in front of the house for the turning of vehicles.

Recommendation

Application Refused for the following reason:

The proposal is contrary to Policy E16 of the Hampshire County Structure Plan Review and Policies DP3 and HE5 of the Winchester District Local Plan Review in that, by reason of its scale, mass, design, character and layout, it would result a development which would be detrimental to the character and appearance of the Crawley Conservation Area.

Informative

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

Hampshire County Structure Plan Review: E16, T5
Winchester District Local Plan Review 2006: DP3, CE23, HE5, T4