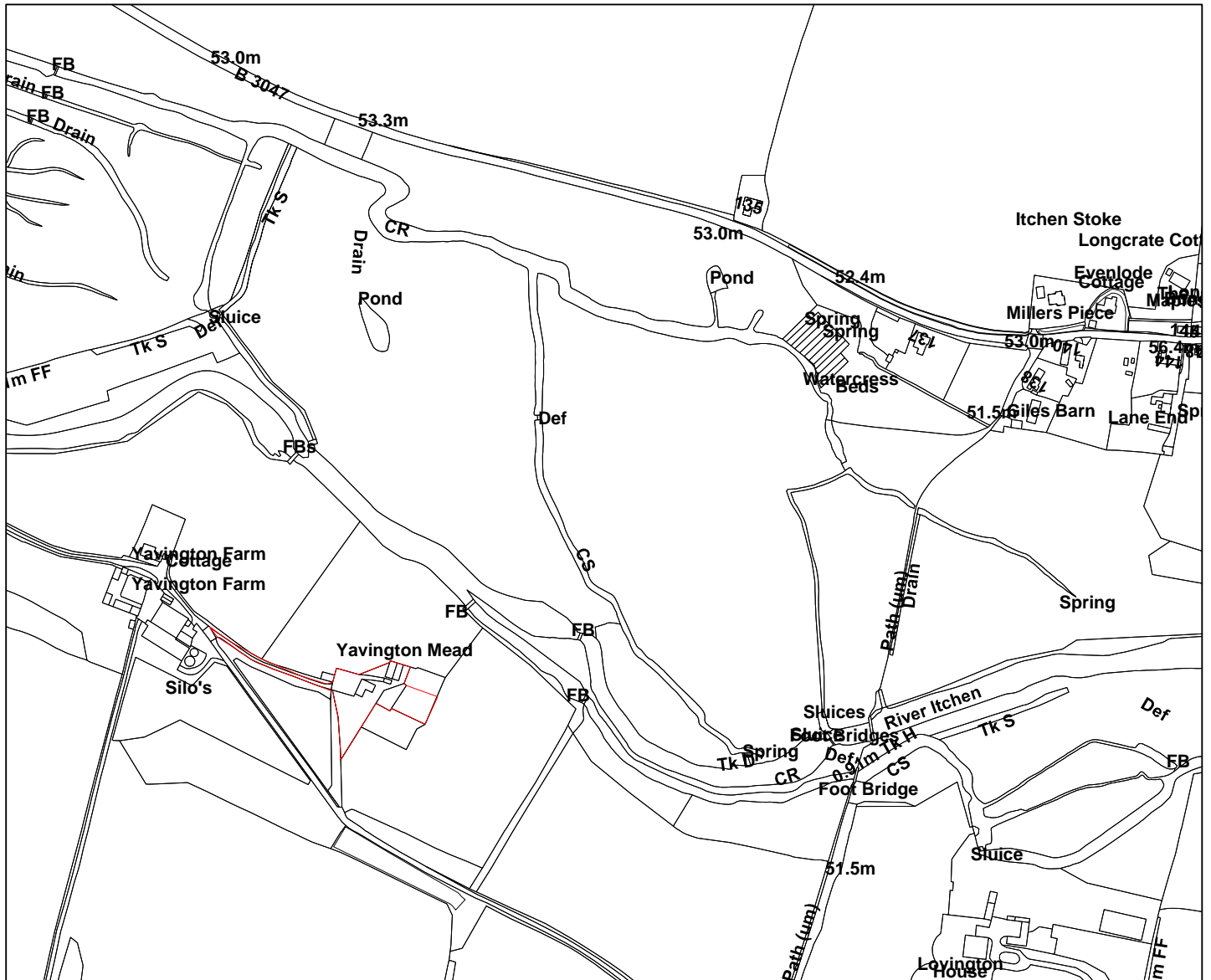


Black Farm, Avington, Winchester

10/03173/LIS

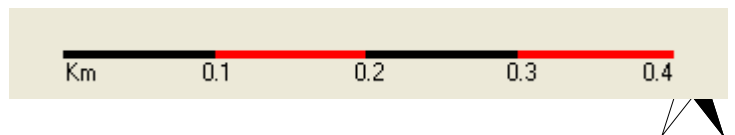


Winchester
City Council



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	16 February 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 3
Case No: 10/03173/LIS / W13229/13LB
Proposal Description: 2 No new rooflights to be installed to eastern roof pitch of main roof
Address: Black Farm Avington Winchester Hampshire SO21 1DA
Parish, or Ward if within Winchester City: Itchen Valley
Applicants Name: Mr And Mrs Kim Gottlieb
Case Officer: Mr Andrew Rushmer
Date Valid: 13 December 2010
Site Factors: Grade II* listed building
County Heritage Site
South Downs National Park

Recommendation: Application Refused

General Comments

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

Site Description

Black Farm is a Grade II* listed building, set in the open countryside. It was first listed in 1984. Grades I and II* identify the outstanding architectural or historic interest of a small proportion (about 6%) of all listed buildings.

The listing description states that the house is late 17th century. The house is single pile, one room deep, and has no internal roof slopes. The hipped roof is noted on the listing description, together with the two existing hipped dormers on the front (west) elevation.

Black Farm was formerly a farmhouse, and there is some evidence that it was previously divided into two cottages. The original 17th century part is simple in form, with a prominent, steeply pitched, hipped roof. The plainness and simplicity of roof form is emphasized by the location of chimneys on the rear (east) side of the building, where they are less prominent when approaching the front entrance.

The roof is clad in plain clay tiles, and the roof slopes are interrupted only by the two modest sized, two-light dormers on the west elevation. The simple roof form is otherwise uninterrupted by rooflights, dormers or other features, and is an important part of its historic form and architectural interest. The new rear wing replaces an earlier rear extension, and it has a strongly contrasting character, to clearly differentiate new from old, with its lower profile, lower roof pitch, timber wall cladding and simple, modern fenestration.

Proposal

Installation of two rooflights in the eastern roof pitch of the main Black Farm building.

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The rooflights are manufactured by the Metal Rooflight Company and are semi-recessed within the roofslope.

Relevant Planning History

93/01464/OLD: Change of use of agricultural land to tennis court - Application Permitted 6 July 1993.

07/02529/FUL: Partial removal of existing rear extension and erection of two storey rear extension - Application Permitted 9 January 2008.

07/02551/LIS: Partial removal of existing rear extension and erection of two storey rear extension - Application Permitted 9 January 2008.

08/02038/FUL: Demolition of single storey extension; erection of new two storey extension with new structural openings through to extension from existing listed building. - Application Permitted 29 October 2008.

08/02076/LIS: Demolition of single storey extension; erection of two storey extension with new structural openings through to extension, from existing listed building - Application Permitted 4 December 2008.

09/00881/FUL: Demolition of single storey steel framed ancillary barns and erection of replacement green oak framed ancillary outbuildings. In addition, the proposal involves landscaping works to re-orientate the tennis court, walled garden and new garden areas. (Amended description to include landscape works, 10 July 2009) - Application Permitted 13 August 2009.

09/02289/LIS: Replacement of dormer and sash window single glazing with new slimlite double glazing - Application Permitted by Planning Committee 22 April 2010.

09/02290/LIS: Proposed new dormer windows to north and south elevations - Application Withdrawn 26 May 2010.

09/02291/LIS: Insertion of 3 conservation style roof lights in east roof slope (amended plans dated 27 November 2009 which slightly alter the position of the rooflights in order to suit the existing timber roof structure) - Application Refused by the Planning Committee 22 April 2010. This application is currently at appeal and the hearing will be on 2 March 2011.

10/01416/LIS: Proposed new dormer windows to north and south elevations (resubmission) - Application Refused by the Planning Committee 22 April 2010. This application is currently at appeal and the hearing will be on 2 March 2011.

10/01428/LIS: Single storey lean-to extension - Application Permitted 1 September 2010.

10/01712/FUL: Single storey lean to extension (within the curtilage of a listed building) (householder) - Application Permitted 31 August 2010.

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Consultations

English Heritage:

Comments are awaited, and will be reported on the update sheet at the Committee meeting.

Representations

Itchen Valley Parish Council:

Stated that it had no objection to the application.

More specifically, the Parish Council noted that there are two planning applications on this property which are currently at appeal, both of which are concerned with gaining additional daylight to the attic of the listed part of the property, one via three rooflights and another via two dormer windows.

The Parish Council stated that it believes this application for two roof lights at the rear of the property represents a good compromise, when considered in relation to the two applications at appeal.

Furthermore, it stated that the proposed roof lights are of a sympathetic 'conservation' design, and that, although they will be just visible from a small section of the distant Lovington Lane, even though being partially recessed, they will not be intrusive or detract from the appearance of the listed part of the house.

No letters have been received objecting to the application

6 letters of support received, stating the following reasons:

- The rooflights will improve the property;
- The rooflights will cause no harm;
- The desire to increase natural light to the roofspace does not seem problematic;
- The perception of harm flowing from the rooflights is overstated.

Relevant Planning Policy

South East Plan 2009:

BE6

Winchester District Local Plan Review: 2006

HE14

National Planning Policy Guidance/Statements:

PPG 5 Planning and the Historic Environment

Impact on the Architectural and Historic Character of the listed building

The proposal is considered to be contrary to Policy HE14 of the Winchester District Local Plan Review 2006 and Planning Policy Statement 5. The Council's Conservation Officer considers that the proposal will have a significant and detrimental impact on the architectural and historic character of the listed building. The addition of two rooflights to the east elevation would interrupt the simple roof plane with features that are considered to be clearly alien to a country dwelling of this period and type.

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In addition, aligning the proposed rooflights with the chimneys would not conceal them or significantly reduce their visual impact, as they would be clearly visible in oblique views from the public footpath running to the south.

Furthermore, as has been outlined by the Council's Conservation Officer in his consultation response (see consultations section above), there is no justification for the proposed rooflights.

In addition, a proposal (ref: 09/02291/LIS) for three rooflights has previously been refused by the Committee (22 April 2010), and the changes to the location and number of rooflights do not overcome the concerns expressed by the Council's Conservation Officer in respect of that application.

Recommendation

Application Refused, for the following reason:

Reason

1. The proposed rooflights would harm the special interest of a Grade II* listed building, contrary to the requirements of Policy HE.14 of the Winchester District Local Plan Review 2006 and Planning Policy Statement 5.

Informative

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

Winchester District Local Plan Review 2006: HE14
South East Plan 2009: BE6
Planning Policy Statement 5