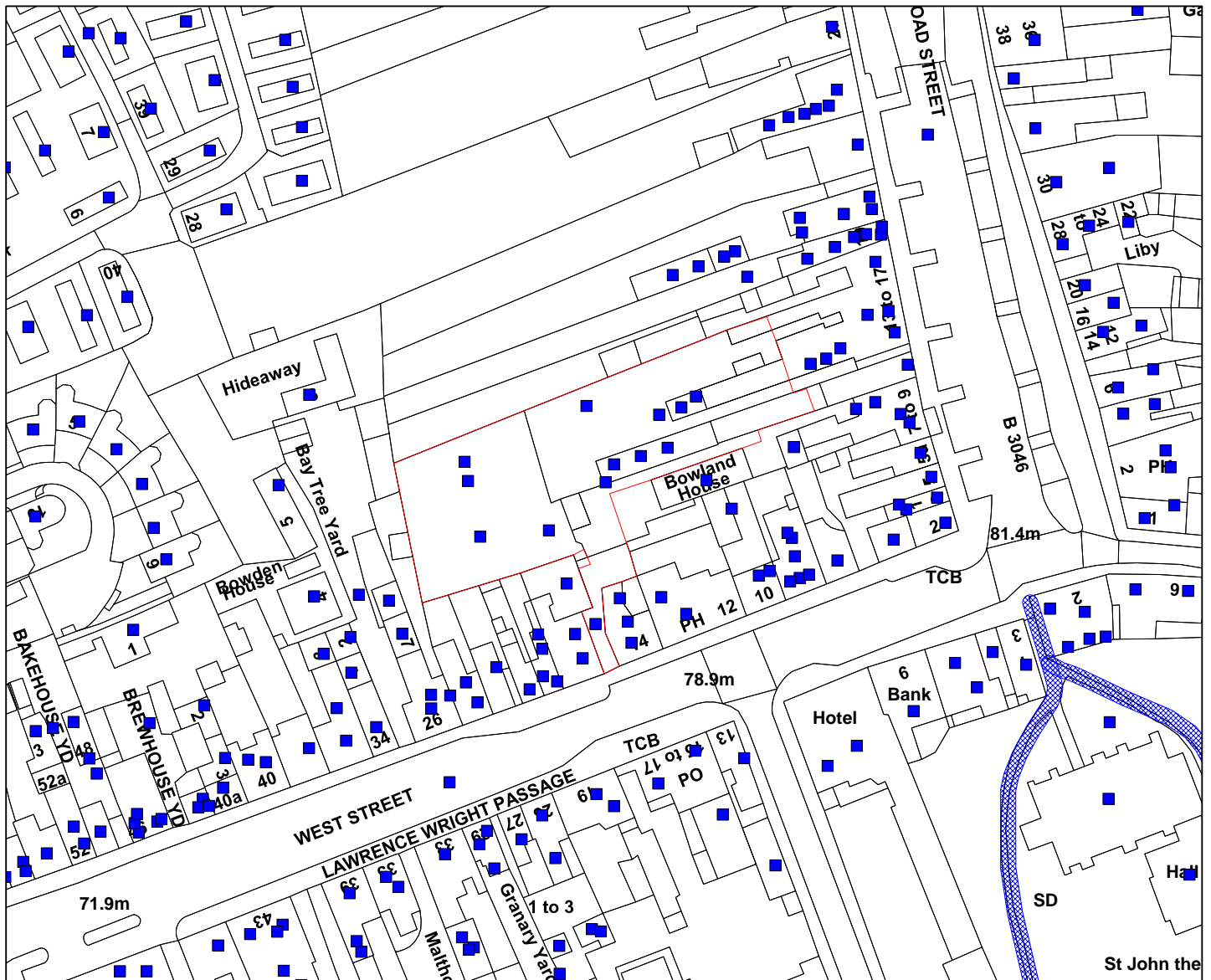


Stiles Yard, West Street, Alresford

10/02992/LIS

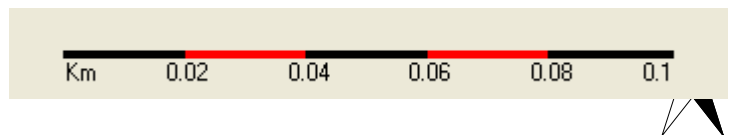


Winchester
City Council



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	09 March 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 31 March 2011

Item No: 4
Case No: 10/02992/LIS / W08445/15LB
Proposal Description: Conversion and demolition of existing buildings and new build to provide 9 no. new dwellings comprising: 1 no. four bed, 3 no. three bed, 2 no. two bed and 3 no. one bed dwellings; with associated car parking
Address: Stiles Yard West Street Alresford Hampshire
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Mr And Mrs Davis
Case Officer: Mrs Jane Rarok
Date Valid: 18 November 2010
Site Factors: New Alresford - Boundary amendments May 1999, Published November 2001
Conservation Area
Within 50m of Listed Building

Recommendation: Application Permitted

General Comments

This application is reported to the Committee because of the number of objections received to the accompanying planning application (ref: 10/02991/FUL, Item 3).

Site Description

This site is an area of land to the rear of buildings which front West Street and Broad Street. It contains two storage buildings associated with a shop on Broad Street, a yard which has formerly been used as car parking and an area of grass to the west. The site measures approximately 0.22ha and is generally flat.

The storage buildings reflect the linear form of the original burgage plots, which extended back to the rear of the buildings on Broad Street. Two of these buildings are curtilage listed and they are generally in a poor state of repair. The buildings around the site, which front West Street and Broad Street to the south and east, are all listed. To the south of the storage buildings is another long building called Bowland House, which is used as offices.

The northern boundary of the site is adjacent to a long narrow plot which is part of the curtilage of the bookshop on Broad Street. This is predominantly a garden but there is also a two storey outbuilding adjacent to this boundary, which appears to be being used for storage for the bookshop. To the west of the site are residential properties within Bay Tree Yard. There is a sycamore tree just outside the northern boundary and some garden and conifer trees within the grassed area to the west.

The site is accessed via a vehicular entrance from West Street. This entrance runs between Nos. 14 and 16 West Street and past No. 16A West Street, a two storey dwelling which fronts east onto the access route. The site is almost completely hidden from public views from West Street and Broad Street, save for the vehicular access from West Street.

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Proposal

This application is for an extension of time for an existing extant permission which is due to expire on 1st December 2011 (See refs: 08/02243/FUL, 08/02244/LIS and 08/02245/LBC, below). Of the two existing buildings on the site, the approved scheme seeks to convert these where possible, and demolish and rebuild where not. It also includes the construction of four other units: one detached 4 bed house, two semi-detached 3 bed houses and a detached 3 bed house. The converted/rebuilt buildings will contain three 1 bed flats and two 2 bed units.

Relevant Planning History

08/02243/FUL: Conversion and demolition of existing buildings and new build to provide 9 no. new dwellings comprising: 1 no. four bed, 3 no. three bed, 2 no. two bed and 3 no. one bed dwellings, with associated car parking - Permitted 1st December 2008.

08/02244/LIS: Conversion and demolition of existing buildings and new build to provide 9 no. new dwellings comprising: 1 no. four bed, 3 no. three bed, 2 no. two bed and 3 no. one bed dwellings; with associated car parking - Permitted 1st December 2008.

08/02245/LBC: Conversion and demolition of existing buildings and new build to provide 9 no. new dwellings comprising: 1 no. four bed, 3 no. three bed, 2 no. two bed and 3 no. one bed dwellings; with associated car parking - Permitted 1st December 2008.

10/03241/FUL: Demolition of existing building and replacement with 2 no. two bedroom semi-detached dwellings - Pending consideration.

10/03242/LIS: Demolition of outbuilding and replacement with 2 no. two bedroom semi-detached dwellings - Pending consideration.

Consultations

Historic Environment Team:

This is a re-application to extend recent previous consents for re-development of the site. The application drawings appear to be identical to those previously approved, and the following comments are identical to those sent in response to the previous applications, with the exception that the reference to HE.16 has been omitted and PPG15 has been substituted for the more recent PPS5. Given the advanced state of decay and the non-original condition of much of the curtilage listed structures, the proposals for conversion and partial demolition are acceptable. The demolition of the modern structures on the site would enhance the setting of the listed buildings that surround them. The new buildings will be largely concealed from public view. They are of appropriate layout and design, so that they will not harm the character and appearance of the conservation area or the settings of nearby listed buildings.

Representations

New Alresford Town Council: Supports the application

No letters received objecting to the Listed Building application.

Relevant Planning Policy

South East Plan 2009:

BE6

Winchester District Local Plan Review

HE5, HE14

National Planning Policy Guidance/Statements:

PPS5 Planning and the Historic Environment

Planning Considerations

Principle of development impact on the Listed Buildings

This is an application to extend the implementation time for an approved scheme. The principle of the development has already been established by the grant of planning permission ref: 08/02244/LIS (above) and there are no material changes in planning policy to warrant refusing this scheme.

This is a re-application to extend recent previous consents for re-development of the site. The application drawings appear to be identical to those previously approved, and the comments provided by the Historic Environment Team are identical to those sent in response to the previous applications, with the exception that the reference to HE.16 has been omitted and PPG15 has been substituted for the more recent PPS5.

Stiles Yard comprises backland at the rear of West Street and Broad Street, within the New Alresford Conservation Area. Only a small part of the site can be glimpsed from the public domain in West Street, via the existing access lane. The site is surrounded by terraced buildings on all sides, most of which are listed.

Conversions: All of the long, narrow storage buildings are vacant and are to be retained and converted. As some of these buildings are attached to the rear of listed buildings, (Nos. 11 and 13, Broad Street), or are within their curtilage, they are deemed to be curtilage listed, though they are not mentioned on the listing descriptions. As they are currently in very poor condition, they will require significant investment to restore them and they currently have no economic use. They are on the Council's Buildings at Risk Register, and the proposal to retain, convert and store them is welcome, in principle.

The application is accompanied by an extensive structural survey by a structural engineer who specializes in old and fragile structures such as these. Considered in combination with the architect's plans and sections, the report is specific enough to reassure the Council that as much of the fabric as is practicable will be either retained or replaced to match, and that the character of the listed buildings will not be unduly harmed.

Demolitions: Parts of the retained listed buildings are clearly very fragile and in extremely poor condition, and are fundamentally unsound. These parts would be completely incapable of use without reconstruction, and therefore there is no objection to the degree of demolition and reconstruction shown on the proposals. The removal of the modern shed and flat roofed concrete block building is welcomed, because these are of no architectural or historic merit and demolition would enhance the setting of the nearby listed buildings.

New buildings: New low-rise dwellings would occupy the rectangular, open, grassed area

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on the west side of the site. From the evidence provided by historic maps and archaeological evidence, this land does not appear to have been previously developed with buildings. However, backland development, accessed by narrow alleys, is clearly established as a traditional feature in this particular part of New Alresford.

The new dwellings and plots would appear to respect the traditional long, narrow burgage plots that are an important feature of the town. They will potentially be seen only in glimpses from the public domain, from West Street. Their design is low-rise and unobtrusive and respects the context, with traditional steeply pitched roofs, glazing of traditional proportions and walls clad with traditional materials. Subject to the selection of appropriate materials, it is considered that they will not harm the settings of nearby listed buildings or the character of the conservation area.

The demolition of the modern structures on the site would enhance the setting of the listed buildings that surround them. The new buildings will be largely concealed from public view. They are of appropriate layout and design so that they will not harm the character and appearance of the conservation area or the settings of nearby listed buildings.

Recommendation

Application Permitted, subject to the following conditions:

Conditions

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

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

2. Prior to the commencement of the works hereby approved, samples of external facing bricks, tiles, ridge tiles, slates, timber boarding, render colour, stone cills and the colour or stain or timber doors and windows shall be submitted to the Local Planning Authority for approval in writing. A sample panel of natural flint shall also be constructed for consideration and written approval by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To preserve the special interest of the listed buildings, the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE.5, HE.14 and PPS5.

3. Prior to the commencement of the works hereby approved, 1:20 scale drawings of the following details shall be submitted to the Local Planning Authority for approval in writing:

- windows
- dormer windows
- roof lights
- eaves
- window sills
- front doors
- chimneys

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- porches

The scheme shall be implemented in accordance with the approved details.

Reason: To preserve the special interest of the listed buildings, the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE.5, HE.14 and PPS5.

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

Reason: In the interests of maintaining the character of the conservation area and the setting of listed buildings.

5. Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining the character of the conservation area and the setting of listed buildings.

6. No development, or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

Informatives

1. This permission is granted for the following reason:

The development is in accordance with the policies and proposals of the Development Plans 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:-

South East Plan BE6

Winchester District Local Plan Review 2006 HE5, HE14