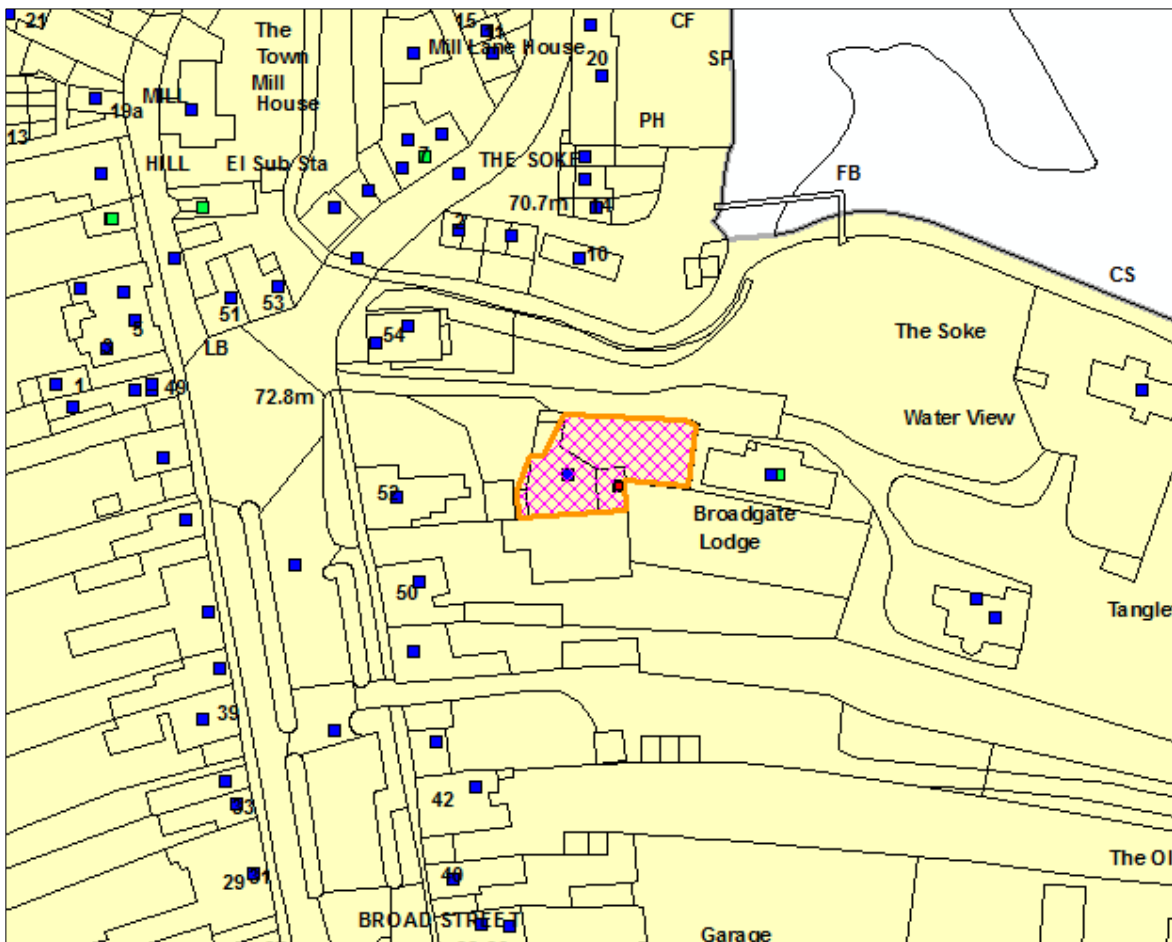


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/01373/HOU
Proposal Description: Erection of a new garage with first floor/office store with in the curtilage of a listed building.
Address: Broadgate Lodge, Broad Street, Alresford, SO24 9AN
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Mr & Mrs Peter Young
Case Officer: Catherine Watson
Date Valid: 2 July 2020
Recommendation: Application Permitted

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QCUMACBPLAZ00>

Pre Application Advice: None.



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General Comments

Application is reported to Committee due to the number of objections received contrary to the Officer's recommendation.

The application is retrospective as the garage is now substantially built.

Site Description

Broadgate Lodge is within the former grounds of a Grade II listed property known as Browns (52 Broad Street), which dates from the 17th century onwards. It is situated on Broad Street, within the New Alresford Conservation Area, and is accessible from a paved track which provides access to several buildings in the vicinity. Broad Street slopes gently from south to north however, the site is fairly level in nature and is enclosed by a mature beech hedge, along with a number of trees within close proximity.

Proposal

This retrospective application seeks to implement part of the consent granted in 2014 (14/01267/FUL), which was for the construction of a two storey side extension to Broadgate Lodge and a replacement, detached two storey garage in the grounds. The two storey extension was constructed in 2017 and the Council's Enforcement department was made aware that construction had commenced on the garage in June 2020, but that the garage was not being built in accordance with the approved plans. It was determined that the garage footprint had to be moved further north into the plot by approx. 1.5m. It was stated that this was due to the need to avoid a conflict with the brick piers that support the common boundary wall with 50 Broad Street.

Along with the change in position, a number of other amendments have been made to the design including the omission of a door on the east elevation, the repositioning of the rooflights on both roofslopes and a change in the dimensions of the main garage door. Materials are to remain as approved and incorporate timber framing, timber cladding and a plain clay tile with bonnet ridge tiles.

It was not considered necessary to submit an additional listed building application in this instance as the building is new and is not in contact with historic fabric of the existing listed building.

Relevant Planning History

14/01267/FUL - (HOUSEHOLDER) Two storey side extension and replacement two storey detached garage (RESUBMISSION). PERMITTED BY COMMITTEE 14.11.2014.

Consultations

Service Lead for Built Environment
Historic Environment:

The garage has been constructed 0.6m further northwards into the site to take account of the brick piers of the building behind. There are limited views of the topmost part of the ridge from Broad Street however, these are not considered to cause significant harm to the character and appearance of the conservation area, nor is there any significant

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additional harm to the setting of the nearby listed building, 52 Broad Street.

Representations:

New Alresford Town Council

- No comments submitted.

19 letters from 18 addresses received objecting to the application for the following reasons:

- The garage is of modern construction and adversely affects the setting of the conservation area;
- The new garage is not in the same footprint as the one it replaces;
- The new structure is dominant within the setting of the listed building;
- Overlooking from windows

Reasons aside not material to planning and therefore not addressed in this report

- The applicant failed to consult neighbours on the impact of the new building;
- A retrospective planning permission would result in a breakdown in confidence in the planning process.

0 letters of support received.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA2 – Market Towns and Larger Villages

CP13 – High Quality Design

CP20 – Heritage and Landscape Character.

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM27 – Development in Conservation Areas

DM29 – Heritage Assets

National Planning Policy Guidance/Statements:

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

High Quality Places SPD

National Design Guide

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Planning Considerations

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The application site is located within the settlement boundary of Winchester where the principle of new residential development is accepted provided it is in accordance with the relevant policies of the development plan.

The site is situated within the town boundary of New Alresford, where development is acceptable subject to compliance with relevant local plan policy.

The site is also situated within the New Alresford Conservation Area. According to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF Section 16, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Policies CP20 of LPP1 and DM27 of LPP2 require that development proposals should conserve or enhance the character, appearance or special architectural or historic interest of the area.

The site is adjacent to a Grade II listed building, namely 52 Broad Street, and according to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Policy DM29 of LPP2 does not permit works which would cause a level of unacceptable harm to the special interest of heritage assets and their setting.

Design/layout

As mentioned above, the application is retrospective for the construction of a detached garage with storage/utility space in the roof.

The garage has been constructed contrary to the approved plans in that it has been positioned 0.6m further north into the site. With regards to footprint and other dimensions such as ridge height, these are the same as those approved however, there have been some minor elevational amendments including the removal of one of the side access doors and the repositioning of rooflights, as well as a change in the dimensions of the main garage door.

The materials remain as approved, namely dark stained timber cladding and plain clay roof with bonnet hip tiles.

The main considerations are whether significant harm has been caused by the alterations to the character and appearance of the conservation area, or the listed building (52 Broad Street). These issues are covered below.

Impact on character of area and neighbouring property

Broad Street is typified by long, narrow burgage plots dating from the Medieval period and later. In this part of Broad Street, these former plots have either been subdivided or have substantial buildings to the rear which are accessed by a narrow track leading off

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the main street.

The principle of the garage has been established under the extant planning consent in 2014 and it was considered that the proposed garage closely matched the size and scale of the consented garage at no 52 and it was not considered that it caused significant harm to the character or appearance of the surrounding conservation area, or the group of buildings in which it was to be constructed.

It is therefore necessary to assess whether moving the position of the approved garage forwards by 0.6m would now cause significantly more harm to the conservation area.

The site accessed by a narrow track and can be read as a number of buildings positioned discreetly away from the main frontage of Broad Street. The size and scale of the garage as built is in line with what has already been permitted and the choice of materials and form is considered to be in character with its immediate surroundings, as required by policy CP13 of LPP1 and policies DM15, DM16 and DM17 of LPP2. When viewed from the north-western side of Broad street it is just possible to discern the very topmost part of the ridge of the garage and when approaching along the access track, it is not evident until the very end of that part of the track. It is therefore difficult to conclude that the alterations made to the approved plans would result in substantial harm to the character and appearance of the conservation area and that the proposal preserves the character of the conservation area, as specified in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF Section 16, Policies CP20 of LPP1 and DM27 of LPP2.

The garage does not step any closer to the listed building and therefore does not have a direct impact upon its setting as stipulated in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policy DM29 of LPP2.

It is not considered that there would be any additional harm to the amenities of neighbouring properties, principally 52 Broad Street. The garage is not adjacent to the boundary and there are no additional windows which could overlook the property. There would be no additional harm in terms of overbearing or overshadowing.

Landscape/Trees

The site is within an urban setting where trees play an important part of the character of the historic part of the town however, there are no immediate landscape features or trees that have been affected by the development.

Highways/Parking

There are no highway safety matters and the garage is capable of parking a single vehicle. Whilst it is recognised that Broad Street has limited space for parking, the garage has not resulted of the loss of existing parking spaces and the scheme is therefore acceptable in that regard in accordance with Policy DM28.

Other Matters

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the

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considerations do not outweigh any matters in the exercise of our duty as statutory planning authority for the council.

Recommendation

Application Permitted, subject to the following condition(s):

Conditions

1. The development hereby approved has been constructed in accordance with the following plans:

Site Location Plan Drawing No: 20014/P001 received 02.07.2020

Block Plan Drawing No: 20014/P002 received 02.07.2020

Site Plan Drawing No: 20014/P003 received 02.07.2020

Garage Plans Drawing No: 20014/P004 received 02.07.2020

Garage Elevations and Sections Drawing No: 20014/P005 received 02.07.2020

Reason: In the interests of proper planning and for the avoidance of doubt.

Informatives:

1.

In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

2.

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP13, CP20, MTRA2

Local Plan Part 2 – Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM27, DM29

High Quality Places SPD

Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Parking Standards SPD

NPPF Section 16

3.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

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