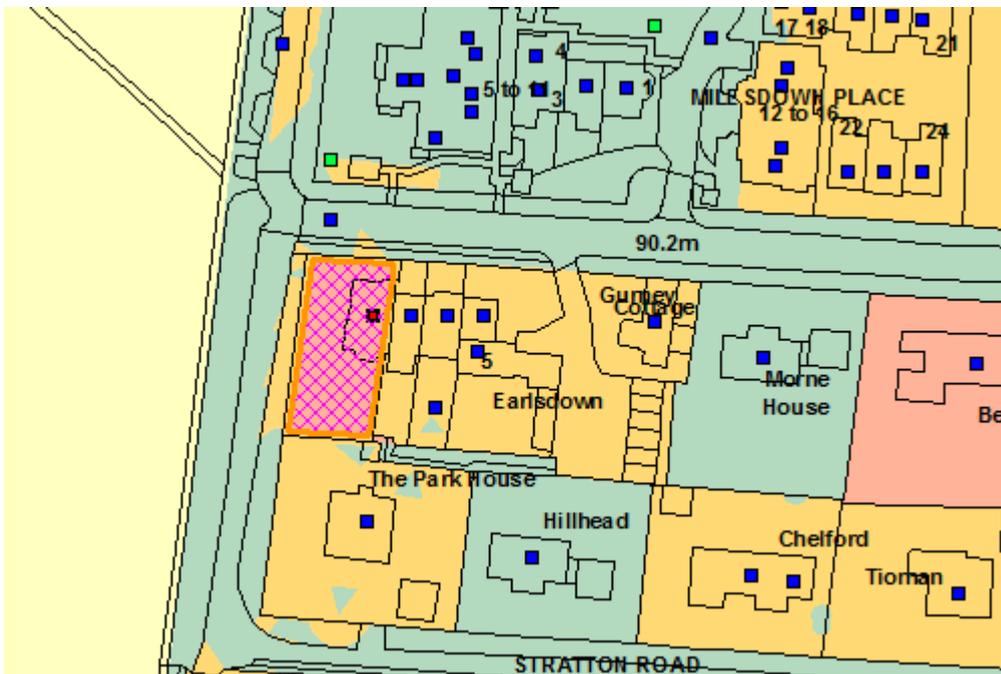


WINCHESTER CITY COUNCIL  
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**Case No:** 20/01581/HOU  
**Proposal Description:** Single storey extension, internal alterations and partial demolition to the West of the property  
**Address:** 1 Earlsdown Northbrook Avenue Winchester SO23 0JW  
**Parish, or Ward if within Winchester City:** St Michael  
**Applicants Name:** Polly Lane  
**Case Officer:** Cameron Finch  
**Date Valid:** 23 July 2020  
**Recommendation:** Approve

**Link to Planning Documents :** <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QDXCOYBPLPC00>

**Pre Application Advice:** Yes – Initial advice given from planning officer and historic environment officer on the constraints of the site.



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## General Comments

The application is reported to Planning Committee due to the number of objections received contrary to the Officer recommendation to approve the application.

Amended Plans received 03.12.2020. The proposed changes to the boundary treatment have been removed from the application. Also includes changes to the design of the roof to reduce the height and amendments to the windows.

Amended Plans received 17.12.2020. Amendments to fenestration on the extension.

Amended Plans received 01.03.2021. Minor amendment to door in the Western elevation.

This application follows a previous submission (20/00668/HOU) which proposed a single storey extension on the Southern elevation of the building. This application was refused due to its impact upon the character of the dwelling, surrounding conservation area and harm caused to neighbouring amenity. The current submission (20/01581/HOU) proposes an extension on the Western elevation. The design and material palette have also been amended.

## Site Description

Earlsdown is a large 3 storey brick built Victorian dwellinghouse which sits in a prominent position on the corner of Northbrook Avenue and Stratton Road. The property has been previously divided into five dwellinghouses (81/01093/OLD); No. 1 is the largest of the five dwellings and forms the Western wing of the house. The dwelling overlooks the recreational ground to the West of the property with views to the City of Winchester beyond. The area is characterised by lush, tree lined avenues with boundaries formed of low level brick/flint walls and hedges; dwellinghouses are generally set back away from the highway with varying degrees of landscaping to the front.

Earlsdown is a large Victorian villa which is characteristic of this area of Winchester. The dwelling is finished in red brick with sandstone coping and window frames. The two storey canted bay sandstone window of the Southern elevation is a key architectural feature of the building and is visible from the conservation area. Earlsdown is a significant building within the conservation area, and its design and form has influenced the appearance of more modern development which sits in close proximity. The dwelling has been identified as a non-designated heritage asset. The site is boarded by a brick and flint wall along its Northern and Western boundaries with much planting. A row of mature protected trees are sited along the side of Stratton Road adjacent to the Western boundary of the dwelling.

## Proposal

The proposal seeks to construct a single storey extension on the Western elevation to create additional living space. The extension is in the 'pavilion' style, utilising a flat roof and low brick parapet. Materials have been selected to provide a similar visual appearance to the host dwelling, utilising red brick for the external walls and white

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aluminium window frames for fenestration. Metal coping is utilised around the ridge of the parapet. The proposal extends approximately 3.5 metres off of the Western elevation and has a total height of approximately 3.2 metres. The proposed extension is site approximately 4 metres away from the Western boundary.

### Relevant Planning History

81/01093/OLD (PERMITTED) Conversion of dwelling into 5 residential units and erection of one detached dwelling and six garages

20/00668/HOU (REFUSED) Single storey extension, internal alterations and partial demolition to the South of the property

### Consultations

Service Lead Built Environment - Historic Environment: No objection subject to conditions (03 and 04)

Service Lead Built Environment – Archaeology: No objection subject to conditions (05 and 06)

Service Lead Environmental Services – Ecology: No objection subject to conditions (12 and 13)

### Representations:

City of Winchester Trust:

Trust comments received 18.01.2021

“The Trust feels that this further revised application is acceptable in terms of scale and welcomes the recognition that a wooden fence on top of the brick and flint wall is not appropriate. However, we still consider that it is vital that any extension does not diminish the characteristics which make Earlsdown such an important building. The proposal obscures the sandstone facings which are such a significant feature of the building, and leaves the top of one window floating above the extension. Although we do not normally have any objection in principle to modern “glass box” extensions, in this case the Trust did feel that a more traditional design would enable a more sympathetic treatment of the character of Earlsdown.

We therefore object to the proposal.”

34 letters from 20 households received objecting to the application for the following material planning reasons:

- The proposed extension is out of keeping with Earlsdown due to its modern character and spoils the appearance of a non-designated heritage asset.
- The size of the extension dominates the Western elevation and changes its appearance.

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- Partial demolition and removal of the window constitutes the removal of key architectural features, diminishing the character of the dwelling.
- Views of Earlsdown from the green to the West will be spoiled by the new extension as it obstructs key architectural features.
- The proposal is harmful to the character and appearance of the conservation area as it does not regard the traditional character of surrounding buildings.
- Proposed screening would block views of Earlsdown from the conservation area.

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

- The proposed alteration to the boundary treatment is unacceptable and damages the appearance of Earlsdown from the conservation area.

The proposed alteration to the boundary treatment was removed from the application as it was deemed harmful to the character and appearance of the conservation area and is not considered within this application.

1 letter of support received for the following material planning reasons:

- The proposal no longer overshadows neighbouring dwellings.

**Relevant Planning Policy:**

Winchester District Local Plan Review

Winchester Local Plan Part 1 – Joint Core Strategy: DM1, CP20

Winchester District Local Plan Part 2: DM15, DM16, DM17, DM24, DM26, DM27, DM28

National Planning Policy Guidance/Statements:  
National Planning Policy Framework (2019)

Supplementary Planning Guidance  
High Quality Places SPD (2015)  
Winchester – St Giles Hill Village Design Statement

**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 located with the St Giles Character Area of the Winchester Conservation Area.

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Design/layout

The proposed extension is subservient to the host dwelling. The scale, height and massing of the extension are modest and this is achieved through the use of a flat roof and low brick parapet. This ensures that the original house remains the dominant structure and that the extension does not appear unduly prominent on the Western elevation. The roofline of the extension lines up with the tops of the adjacent windows on the Southern elevation ensuring that it respects the angular proportions of the host dwelling and prevent the appearance of overdevelopment.

A number of design features have been considered to ensure a sensitive relationship with the character and context of the host dwelling. The proposed fenestration on the Northern and Western elevations responds to that of the host dwelling, a significant character feature of Earlsdown. Traditional casement windows have been utilised with an equal degree of separation between each reflecting the windows of the host dwelling. The Southern elevation is glazed with a full height sliding door opening into the rear garden. This window respects the proportions of other full height windows on the Southern elevation whilst also making the extension appear lightweight. Window frames are white aluminium to present a similar visual appearance to the host dwelling. External walls are constructed with traditional red brick to match the host dwelling.

It is considered that the 'pavilion' style extension presents a more contemporary in character through the use of a flat with brick parapet, metal coping and tall glazing. The High Quality Places SPD (2015) outlines that contrasting contemporary extensions are acceptable where they are related to the character and context of the host dwelling. It is considered that the factors outlined above provide an acceptable visual relationship which respond to the traditional character of the host dwelling whilst serving the more contemporary character of the extension. Overall, it is considered that the design and layout of the extension respects the character and context of Earlsdown. The proposal is compliant with policies DM15 and DM16 of WDLPP2 (2017) and the High Quality Places SPD (2015)

Impact on character of area and neighbouring property

The site lies within the conservation area of Winchester. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Earlsdown is a non-designated heritage asset and this is also a material planning consideration.

As the proposed extension is sited on the Western elevation it directly addresses the public realm. Short range views of the proposal are possible when passing the site from the North or South along Baring Road. The Western site boundary is defined by a Victorian brick and flint wall. A number of protected trees sit along the interface with the public realm next to the roadside. The application also proposes screening along the boundary in the form of new planting. Planting close to the boundary to the fore of built form is characteristic of this part of the conservation area and the proposed extension does not erode this existing spatial relationship. It is considered that these elements on the boundary soften the appearance of the host dwelling within the conservation area. The modest scale of the extension and the set back from the boundary also ensures a suitable degree of separation between the extension and the public realm. The

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combination of these factors ensures that the structure does not appear prominent within the street scene. It is not considered that the proposal would interrupt the most prominent view of Earlsdown from the corner of Northbrook Avenue and Stratton Road and has moderate impact upon the overall character of the street scene.

It is noted that a window is demolished in order to accommodate the proposed extension and another window is altered to create a door within the Western elevation. Whilst this loss is unfortunate, it is considered that the extension relates well enough to the context of the building that this does not have a harmful impact on the character of the dwelling as viewed from the conservation area. The window is not the most significant window on this building nor the most visible. It is not considered that the proposed extension harms the integrity of the non-designated heritage asset and is acceptable. A number of dwellings within the surrounding area have utilised a contemporary design to extend and it is considered a part of the local vernacular. Considering the design features which have been utilised alongside screening at the boundary, it is not considered that this extension sits comfortably within its surroundings. A glazing with a non-reflecting coating is utilised to ensure no excessive light spill out of the extension and into the conservation area. It is noted that larger extensions have been carried out to other properties within Earlsdown.

Based upon the above assessment it is not considered that the proposed extension would have an unacceptable impact on the character or appearance of the host dwelling and would have a neutral effect on surrounding area and thus preserves the setting of the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in compliance with DM27 of the WDLPP2 and paragraph 16 of the NPPF.

As the proposal is sited on the Western elevation, it is kept away from the boundaries with neighbouring dwellings to the South and East. It is not considered that the proposed extension is harmful to neighbouring amenity and is compliant with policy DM17.

Based upon the above assessment, it is not considered that the proposed development is of a size scale or character that the appearance of dwelling would be harmed from the public realm. Additionally, measures have been taken to ensure that the extension has as little impact upon the conservation as possible, taking into consideration character features of the surrounding area. The proposal is compliant with policies CP20 of LPP1 (2013) and DM15, DM16, DM17, DM27 and DM28 of WDLPP2 (2017) and the High Quality Places SPD (2015).

#### Landscape/Trees

Much of the existing planting on site is overgrown and therefore is removed to accommodate the extension. A scheme of planting within the site alongside the Western boundary is proposed to improve views into the dwelling from the conservation area and to provide screening of the proposed extension. Planting close to the interface of the public realm is characteristic of this part of the conservation area. No work is proposed to protected trees close to the Western boundary, however a scheme of protection during construction has been provided to ensure the amenity of trees is protected.

#### Other Matters

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It is considered that there is potential for archaeological remains to be found at the site as the site lies within the area of a known Anglo-Saxon cemetery sited on the top of St Giles Hill. Pre-historic materials have also been found upon St Giles Hill and the site was also the location of a medieval fair. Whilst there are no overriding archaeological concerns, a programme of mitigation to investigate, record, analyse and subsequently report on the archaeological evidence that would otherwise be destroyed by the proposed development is required.

A bat survey has been provided to support the application. No evidence of roosting bats was discovered within the area which accommodates the extension but conditions have been proposed to enhance the site for bat activity in the future.

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

**Recommendation**

Approve subject to the following condition(s):

**Conditions**

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The development hereby permitted shall be constructed in accordance with the following plans:

Location Plan received 23<sup>rd</sup> July 2020 drawing no. P001

Proposed Site Plan received 18<sup>th</sup> December 2020 drawing no. P102 REV C

Proposed Elevations received 01 March 2021 drawing no. P110 REV E

Proposed Ground Floor Plan received 17<sup>th</sup> December 2020 drawing no. P103 REV A

Proposed First Floor Plan received 23 November 2020 drawing no. P104 REV A

Proposed Second Floor Plan received 23<sup>rd</sup> November 2020 drawing no. P105

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

03 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. Images of the bricks, brick bonding and colour of mortar shall be submitted and approved in writing by the Local Planning Authority prior to development commencing.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

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04 No development shall commence on-site until drawn sections and elevations the external windows and doors, including sill details (at a scale of 1:5), have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The development shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

Reason: Reason: To preserve the significance and setting of the host dwelling and conservation area , in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990; NPPF (2019) Chapter 16 Local Plan Part 1 (2013), Policy CP20; Local Plan Part 2, Policy DM27.

05 No development or any works of site preparation shall take place until the applicant or their agents or successors in title have implemented a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written

Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

06 Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing) a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

07 Protective measures, including ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the ARBORICULTURAL IMPACT ASSESSMENT IN RELATION TO PROPOSED DEVELOPMENT ON LAND AT; 1 EARLSDOWN, NORTHBROOK AVENUE,

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WINCHESTER ,O23 0JW prepared by Bill Kowalczyk Dip.Arb(RFS), F.Arbor.A of Professional Tree Services Ltd. dated 14.07.2021 reference LANE/2249aia.

Reason: Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (Feb 2019) and policy DM15 of the adopted Winchester District Local Plan Part 2 2017.

08 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority (LPA), has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

09 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies, site clearance and construction works so that a pre commencement site visit can be carried out. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer. (Telephone 01962 848403).

Reason To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

10 No arboricultural works shall be carried out to trees other than those specified and in accordance with ARBORICULTURAL IMPACT ASSESSMENT IN RELATION TO PROPOSED DEVELOPMENT ON LAND AT; 1 EARLSDOWN, NORTHBROOK AVENUE, WINCHESTER, ref: LANE/2249aia dated 14.07.2020. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Assessment/Method Statement shall be agreed in writing to the Local Planning Authority.

Reason: To ensure the protection and long term viability of retained trees, to minimise impact of construction activity and to safeguard the amenity value that the identified trees have within the surrounding area.

11 No development shall take place until details planting and landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This should be submitted in the form of a landscaping plan.

Reason: To improve the appearance of the site in the interests of visual amenity.

12 The recommendations within the Bat Survey Report (Hampshire Ecological Services Ltd, March 2020) shall be adhered to throughout all phases of the development and  
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enhancement features (including 1 bat box, 1 House Sparrow terrace and 1 Swift box) shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species and maintain biodiversity.

13 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

**Informatives:**

01 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.

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

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

Local Plan Part 2 – Development Management and Site Allocations: DM15, DM16, DM17, DM24, DM26, DM27, DM28

High Quality Places Supplementary Planning Document (2015)

St Giles Hill Village Design Statement

03 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.

04 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental

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Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

05 During construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

06 Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practise

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

07 Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: [buildingcontrol@winchester.gov.uk](mailto:buildingcontrol@winchester.gov.uk))

08 The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

- The name of the planning officer who dealt with application
- The application case number
- Your contact details
- The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - [www.winchester.gov.uk](http://www.winchester.gov.uk).

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