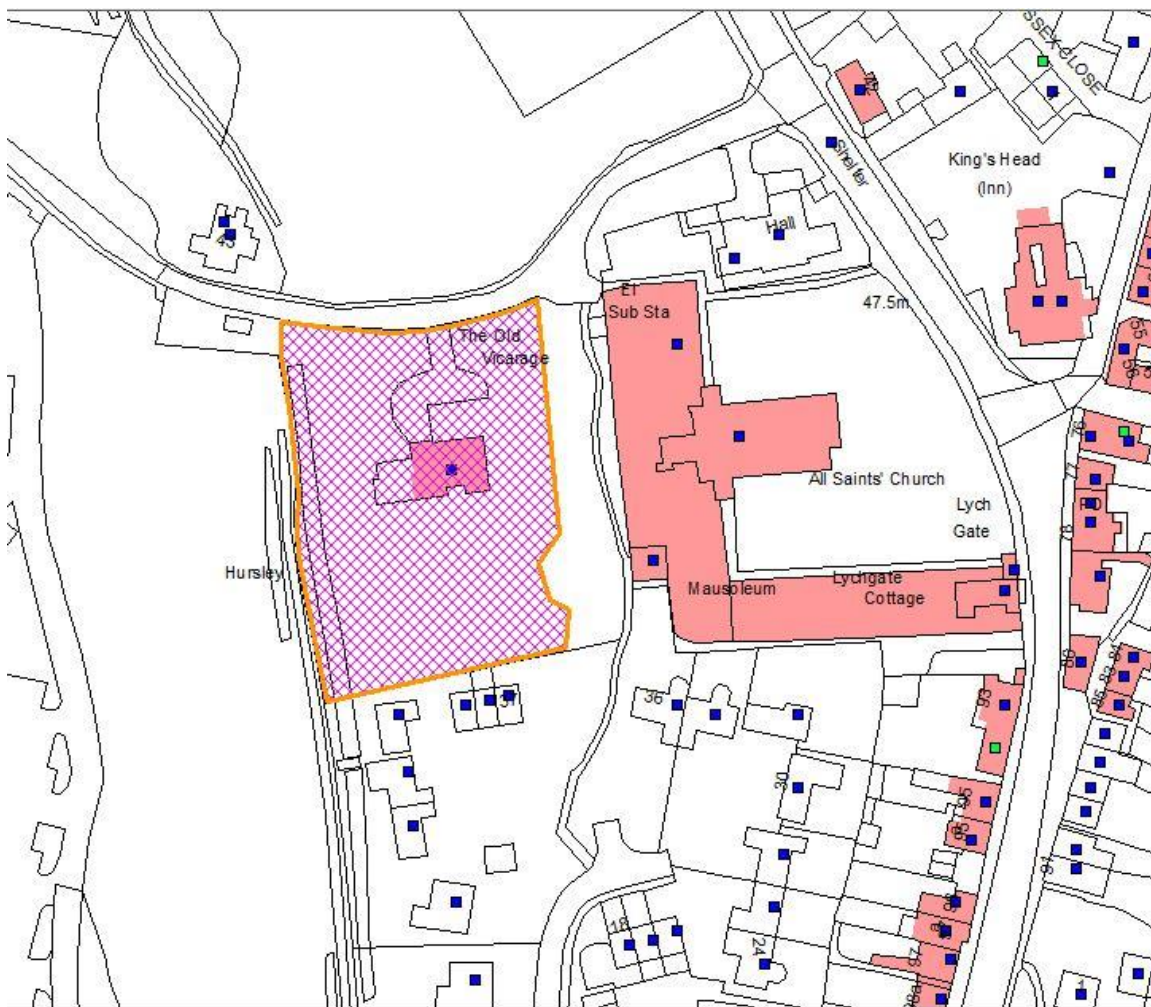


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 22/00025/HOU  
**Proposal Description:** Installation of an EV charge point for one vehicle and landscape changes including pergola  
**Address:** The Old Vicarage Main Road Hursley SO21 2JW  
**Parish, or Ward if within Winchester City:** Hursley Parish Council  
**Applicants Name:** Cllr/Mrs Janet Warwick  
**Case Officer:** Cameron Taylor  
**Date Valid:** 7 January 2022  
**Recommendation:** Application Permitted  
**Pre Application Advice** No

**Link to Planning Documents**

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



© Crown Copyright and database rights Winchester City Council License 100019531

**Case No: 22/00025/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Reasons for Recommendation**

The development is recommended for permission as it is considered it is acceptable in terms of its impact on the character of the area including heritage assets and would not harm the neighbouring properties residential amenity. The proposal is therefore in accordance with the Local Plan Part 1 Policies DS1, CP13 and CP20; and the Local Plan Part 2 Policies DM1, DM17, DM18, DM27 and DM29, and the High Quality Places Supplementary Planning Document (2015)

**General Comments**

The application is reported to Committee because the applicant is a local councillor.

The application also has an associated listed building application (Ref No.22/00026/LIS) which involves the same works.

**Amendments to Plans Negotiated**

Amendments to the plans, submitted on the 30<sup>th</sup> of March 2022, relate to the relocation of the charging point on the property. These plans were not re-advertised due to the minor nature of the change.

**Site Description**

The site is located to the south of a private access road off the west of Main Road within the Hursley Conservation Area. The dwelling is a two-storey detached dwelling with the principal elevation looking onto the private access.

The dwelling has a large garden bordered by mature trees. The All Saints Church is located to the east of the site and residential dwellings to the south.

The property is a Grade II listed building dating from the mid-19<sup>th</sup> century, designed in the Gothic revival style which incorporates steeply pitched gabled roofs. The walls are knapped flint with red brick dressings.

**Proposal**

The application is for part-retrospective works for the addition of an electric car charging point, with additional alterations to the garden including a timber framed pergola and landscaping changes to the rear of the dwelling.

**Relevant Planning History**

**16/02799/HOU** - Reinstatement of original drive access, closure of existing, construction of a double garage and provision of a summer house in the rear garden – Permitted 09.02.2017

**10/01993/FUL** - (HOUSEHOLDER) Single storey Orangery to the side elevation (WITHIN THE CURTILAGE OF A LISTED BUILDING) – Permitted 30.11.2010

**09/00826/FUL** - Two storey side extension with double garage- Refused 17.06.2009  
**Case No: 22/00025/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**07/00999/FUL** - Erection of detached double garage (WITHIN THE CURTILAGE OF A LISTED BUILDING) (RESUBMISSION)- Permitted 30.08.2007

**06/03552/FUL** - Erection of oak framed garage (WITHIN THE CURTILAGE OF A LISTED BUILDING)- Withdrawn- 02.03.2007

**99/01422/FUL** - Entrance gates- Permitted- 28.09.1999

**Consultations**

Consultee:

Service Lead Built Environment: Historic Environment:

- No comments received

Service Lead for Community: Natural Environment and Recreation (Landscape)

- No objection

**Representations:**

Hursley Parish Council

- No comments received

No other representations received.

**Relevant Government Planning Policy and Guidance**

National Planning Policy Framework

- Paragraph 47
- Section 66 - Planning (Listed Buildings and Conservation Areas)
- Section 72 - Planning (Listed Buildings and Conservation Areas)

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1). DS1 – Development Strategy and Principles

- MTRA3 - Other Settlements in Market Towns and Rural Area
- CP13 - High Quality Design
- CP20 - Heritage and Landscape Character

Winchester District 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

Supplementary Planning Document

- National Design Guide 2019

**Case No: 22/00025/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- High Quality Places 2015
- New Alresford Design Statement

Other relevant documents

- Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030
- Statement of Community Involvement 2018 and 2020

**Planning Considerations**

**Principle of development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF, 2021) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The site is located within the settlement boundary of Hursley where the principle of development is acceptable, provided it is in accordance with the policies of the development plans.

**Assessment under 2017 EIA Regulations.**

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

**Impact on character and appearance of area**

*Impact on Listed Building and Setting*

The development is within the curtilage of a Grade II listed building, with surrounding properties including the All Saints Church which is a Grade II\* and the churchyard containing two listed monuments. The site and surrounding properties are located within the Hursley Conservation Area which is also a designated heritage asset. The following legislation and policies are taken into account in the assessment and determination of this planning application.

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16.

The proposal consists of two elements, the first being for an electrical car charging point which has already been fitted onto the west elevation of the modern extension and the second being for the pergola and landscape alterations. The charging point location has been changed because the first proposed location was located on the historic fabric of the listed building, the new location has been moved to come off a modern extension on the west elevation.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

The charging point comes off the west elevation of a previously approved extension approved in 2010, therefore the proposal will not affect the fabric of the heritage asset as it would be located on modern fabric. The charging point is slightly set back from the principal elevation with a small scale and will not be readily visible from the front of the listed building. Therefore given the location and scale of the charging point, it is considered to preserve the character and appearance of the listed building.

The erection of the new pergola is located along the eastern boundary adjacent the mature trees and to the rear of the listed building. It will have an open timber frame. Therefore as a result of its lightweight appearance and location on the site, is considered to preserve the character and appearance of the listed building.

The further alterations to the landscaping involve changes to the planting centrally in the site, these do not affect the fabric of the listed building given the residential nature and scale of the property. The planting and landscape changes are considered to preserve the residential setting of the listed building.

In summary it is considered that the proposals will not result in any harm to the significance of the setting of the historic interest of the listed building and surrounding listed properties, in accordance with Section 16 para 199 of the NPPF, S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy DM27 of WDLPP2 and the historic environment section of the Planning Practice Guidance.

#### *Impact on Conservation Area*

The site is located in the Hursley Conservation Area. The following legislation and planning policies are therefore relevant to the consideration of the planning application:

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policies DM27 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16.

The site is located off a private access off Main Road, with the proposed charging point located off the west elevation of the modern extension and the pergola and landscape changes being to the rear. Therefore views from the conservation area towards the proposed development will not be possible. Therefore the proposed development will preserve the character and appearance of the surrounding area and conservation area and is in accordance with Section 16 of the NPPF, S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of WDLPP1 and DM27 of WDLPP2 and the historic environment section of the Planning Practice Guidance.

#### **Development affecting the South Downs National Park**

The application site is located over 4.5km from the South Downs National Park and given the scale of development it is not considered that the proposals will have any impact on the setting of the National Parks in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

#### **Neighbouring Amenity**

**Case No: 22/00025/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

The site has neighbouring residential properties located to the southern boundary of the site over 35 metres from the rear of the dwelling itself. The charging point is located off the east of the modern extension, and the pergola is located on the eastern boundary. The boundaries around the site consist of mature trees. Therefore given the scale and nature of the proposed developments to the site, along with the location of neighbouring properties, it is considered to not cause significant adverse residential amenity impacts.

Therefore the proposals comply with policy DM17 and will not result in any material harm to the surrounding neighbouring residential amenity.

### **Sustainable Transport**

The proposal will have no impact on highway safety and parking as the proposal relates to the addition of an electric car charging point and alterations to the landscaping to the rear of the property. Therefore the proposal complies with policy DM18 as the proposal will not affect parking requirements on site.

### **Ecology and Biodiversity**

The proposal will have no impact on ecology due to the small scale of the development and the nature of the site.

Due to the nature of the development and the distance between the application site and the European Protected Site of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

### **Equality**

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.

### **Planning Balance and Conclusion**

The proposed charging point, pergola and landscape changes to the dwelling are considered to preserve the significance and historic character of the listed building through their location and appearance. The scheme is also considered to preserve the significance of the conservation area and has no harm on the surrounding residential amenity. The proposals are therefore considered to be acceptable.

### **Recommendation**

APPROVE subject to the following conditions:

### **Conditions**

**Case No: 22/00025/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

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

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

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

- Floor Plan- Received 30.03.2022
- Pergola Design- Dwg No. JH/01- Received 07.01.2022
- Initial Design Concept- Dwg No. JH/01- Received 07.01.2022

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 development hereby permitted shall be those as detailed in section (materials) of the associated application forms.

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

**Informative:**

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, MTRA3

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM27, DM29, DM30

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.

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

**Case No: 22/00025/HOU**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

5. 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.

6. 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>

7. 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))