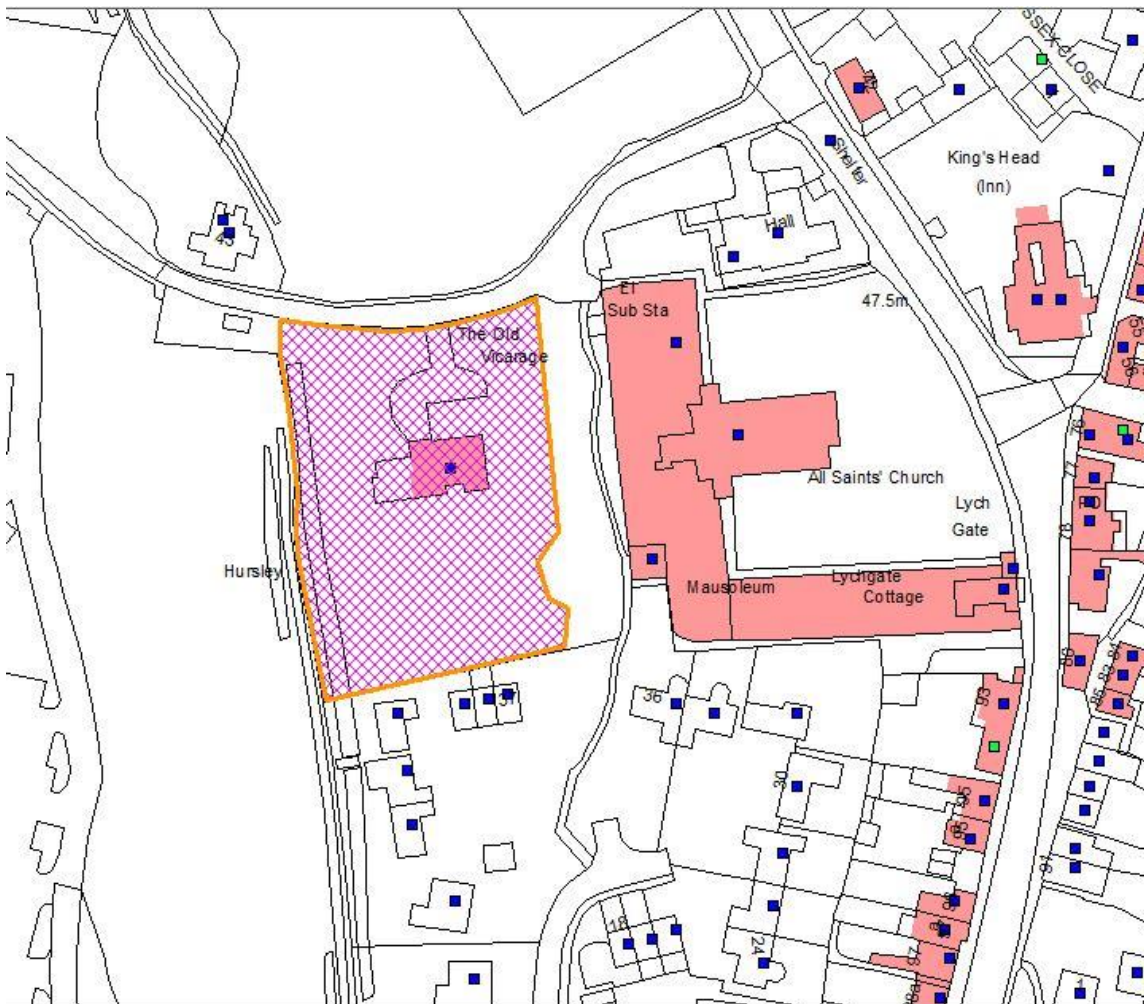


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Case No: 22/00026/LIS
Proposal Description: Installation of an EV charge point for one vehicle and landscape changes including pergola
Address: The Old Vicarage Main Road Hursley SO21 2JW
Parish, or Ward if within Winchester City: Hursley
Applicants 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>



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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. 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, 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.22/00025/HOU) which involves the same works.

Amendments to Plans Negotiated

Amendments to the plans, submitted on the 30th 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 dwelling looking onto the private access.

The immediate area around the site are mature trees which border the site, with the All Saints Church located to the east of the site and residential dwellings to the south.

The property is a Grade II listed building for a mid-19th century dwelling, 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 permission for the addition of an electric car charging point, with additional alterations to the garden include a timber framed pergola and landscaping changes to the rear of the dwelling.

Relevant Planning History

10/01995/LIS - Single storey Orangery to the side elevation – Permitted- 30.11.2010

10/01184/LIS - Removal of two minor internal walls – Permitted- 09.08.2010

09/00864/LIS - Two storey side extension with double garage – Refused- 17.06.2009

07/01008/LIS - (AMENDED DESCRIPTION) Internal alterations to include; stud wall to kitchen removed, removal of larder and door, removal of kitchen back door, create new external door at end of ground floor corridor and conversion of w.c. and cupboard to form first floor bedroom en-suite (RESUBMISSION) – Permitted- 03.09.2007

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06/03568/LIS - New rear door to be installed; door and wall to entrance lobby to be removed; stud wall to kitchen to be removed; wall to staircase to be removed; install new handrail; larder to be removed - Refused -22.01.2007

05/00352/LIS - Removal of pedestrian and garage doors from north elevations, reinstatement with brick and flintwork and the insertion of a window to match existing and minor internal alterations – Permitted- 12.04.2005

99/01423/LIS - Alterations to provide entrance gates and improvements to driveway and parking area – Permitted- **28.09.1999**

Consultations

Consultee:

Service Lead Built Environment: Historic Environment:

- No comments received

Representations:

Hursley Parish Council

- No comments received

No objecting 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
- High Quality Places 2015
- New Alresford Design Statement

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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.

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 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.

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.

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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 proposal 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.

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 is the only element which comes off a structure attached to a listed building and therefore the only element which requires listed building consent. Given the location of the proposed charging point and it that it is not affecting the historic fabric of the listed building, it is considered to preserve the significance of the heritage asset.

Recommendation

APPROVE subject to the following conditions:

Conditions

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.

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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, MTRA3

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

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.

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>

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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)