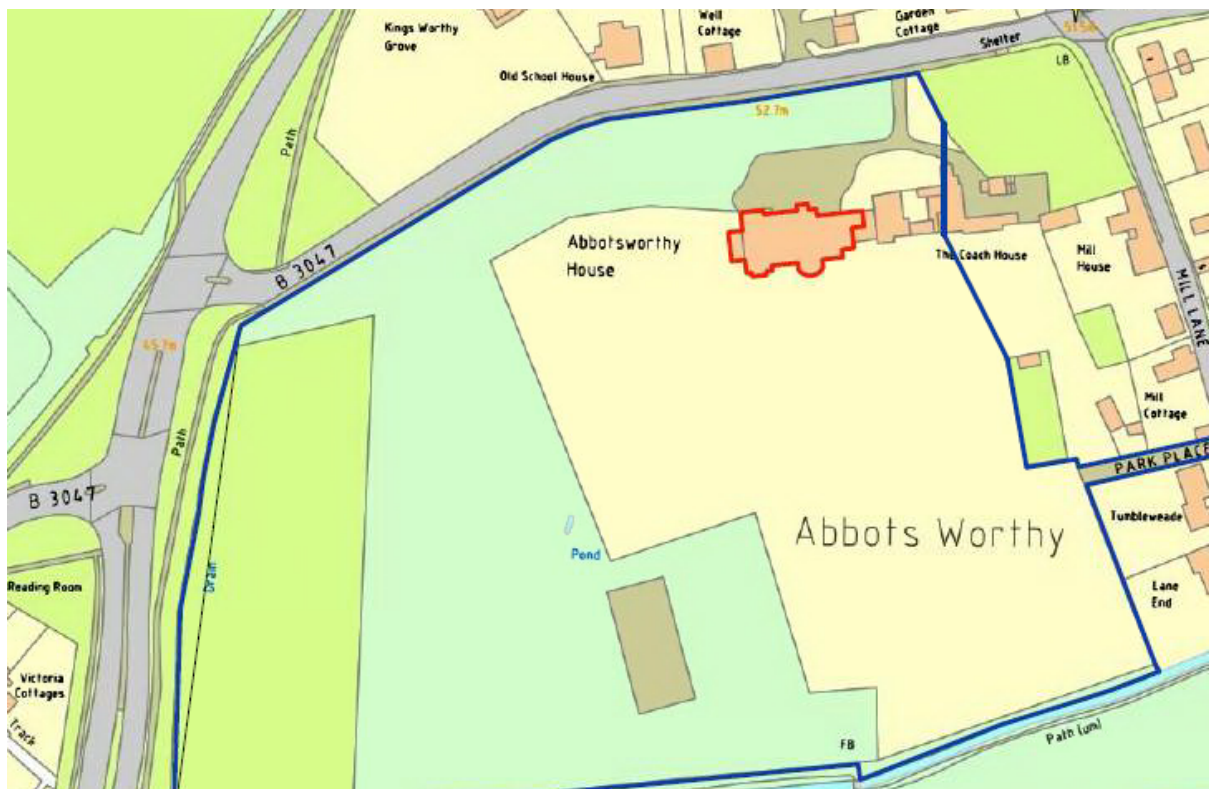


Case No: SDNP/19/01331/CND
Proposal Description: (Amended Plans) Removal/variation of condition 2 of approved planning permission Application Reference Number: SDNP/18/00679/FUL.
Address: Abbots Worthy House, Martyr Worthy Road, Martyr Worthy, SO21 1DR
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: Mr K Lakhpuri
Case Officer: Mrs Sarah Tose
Date Valid: 20 March 2019
Recommendation: Application Approved



General Comments

This application is reported to the Planning Committee at the request of a Ward Member (whose comments have been attached as an appendix to this report) and due to the number of representations that have been received that are contrary to the Officer's recommendation.

1 Site Description

Abbots Worthy House is a large Victorian building formerly a rectory, set within extensive grounds of approximately 5 hectares. It has been the subject of historic alterations and was partially rebuilt and remodelled in a Georgian Style in the 1950s following a serious fire which destroyed the original roof. The site is located on a corner plot between the A33 and the B3047, behind a Grade II listed wall. The house is in mixed use- the main part has a residential use and part of its west wing has lawful use as a day nursery. The building is set back from the highway behind mature trees and vegetation. The site lies within designated countryside, the Abbots Worthy Conservation Area and the South Downs National Park.

2 Proposal

This retrospective planning application seeks to vary condition 2 (approved plans) of approved planning permission SDNP/18/00679/FUL in order to regularise changes that have been made to the approved extension.

The changes can be summarised as follow:

- Increase in the height of the extension of 405mm.
- Increase in roof pitch.
- Addition of a dormer window within the eastern elevation of the mansard roof.
- Omission of a dormer window within the western elevation of the mansard roof.
- Re-siting of 3 dormer windows and re-siting and enlargement of 1 dormer window within the northern elevation of the mansard roof.
- Re-siting of dormer windows in the south elevation of the mansard roof.
- Reduction in number of roof lights from 4 to 3 and enlargement/ repositioning of the roof lights.
- Change in materials from timber windows, fascias and soffits to UPVC.
- Roof structure moved to the west.

The works have already been implemented through the construction of the external roof form and windows.

Amended plans were submitted on 8th May 2019 to address concerns raised by Officers and include the following changes:

- UPVC windows, fascias and soffits replaced with painted timber.
- Obscure glazing fitted to east facing dormer window.
- Glazing pattern in dormer windows amended to match the existing windows and as previously approved.
- Width of glazing in enlarged dormer window on north elevation reduced to align with window below.
- Roof lights fitted with tinted glass and sectional drawing provided to show 850mm boxed light well through the hall ceiling.

The Parish Council and neighbouring properties adjoining the site have been notified of the changes. Two site notices have been posted close to the entrance to Abbots Worthy House and on Mill Lane to the east to advise passers-by that amendments have been submitted. Any additional representations will be reported in the update paper.

3 Relevant Planning History

DNP/13/00174/FUL - Close existing vehicular access onto the A33 and create new vehicular access onto the B3047 to serve the paddock
STATUS: APP 16th April 2013.

SDNP/13/03297/FUL - 4 no. houses on land adjacent to A33 on the western edge of Abbots Worthy House, demolition and reconstruction of the eastern wing
STATUS: WDN 28th August 2013.

SDNP/13/03298/CON - 4 no. houses on land adjacent to A33 on the western edge of Abbots Worthy House, demolition and reconstruction of the eastern wing
STATUS: WDN 28th August 2013.

SDNP/16/03574/PRE - Addition of new mansard storey to main house and conversion of Abbots Worthy House into 5 no. dwellings, demolition of existing eastern wing and erection of 3 no. town houses, new access on to B3047 and provision of parking area behind the building. STATUS: PRE 24th October 2016.

11/01907/SFUL - Conversion of Abbots Worthy House in 10 no, dwellings and conversion of coach house into 2 no. dwellings; demolition of existing wing, outbuildings and garage and erection of new wing comprising of 4 no. flats, garaging with parterre and 35 no. parking spaces; erection of regency style building comprising of 8 no. dwellings for social housing and 12 no. associated parking spaces
(RESUBMISSION) STATUS: REF 19th August 2014.

SDNP/17/01733/HOUS - Extension on the roof. STATUS: WDN 6th March 2018.

SDNP/18/00679/FUL - Partial Change of Nursery (Use Class D1) at Abbots Worthy House back to Residential Dwelling (Use Class C3) and extension to roof to create additional habitable accommodation. STATUS: APP 18th April 2018.

SDNP/19/00083/TCA - Works at per Abbots Worthy House Action Plan 2018.
STATUS: NOOBJ 28th February 2019.

Enforcement history

The following timeline has been provided by the Enforcement team. The applicant's agent has also confirmed that there was a delay with the planning application being submitted as it was necessary for two separate structural

surveys to be carried out on the building. During this period the applicant needed to protect the original building by making the roof extension weather/water proof. The agent has confirmed that all non-essential work was put on hold pending the outcome of the application.

- 11/01/2019: Site visit x 2 Enforcement team members. Met with owner & son. Observed window to northern elevation larger and prominent. Told owner to stop work on that window and any further works were at their risk.

- 14/01/2019: Letter to owner requesting application to regularise site.

- 25/01/2019: Site visit x 2 Enforcement team members. Owner informed us that no further works had been done to the large window on northern elevation, however works to make roof watertight were on going. Also informed that agent would be submitting application in the following week. Owner was also told that any works on window to east elevation were at his risk and should stop.

- 29/01/2019: Telephone conversation with agent. Discussion regarding changes from approved plans.

- 01/02/2019: Telephone conversation with agent. Organised to meet on site.

- 07/02/2019: Site meeting with agent. Observed full site from outside and inside. Again explained that works were being undertaken at their risk.

- 22/02/2019: Telephone conversation with agent asking for application - informed that it had been delayed due to issues with drawings.

- 05/03/2019: Telephone conversation with agent asking for application - informed that it had been delayed further following payment and health issues.

- 18/03/2019: Application submitted (made valid 20/03/19).

4 Consultations

Parish Council Consultee

The Parish Council has no objections to this application, but would like to see the bi-fold doors changed to a Georgian style to match the other windows.

WC - Historic Environment Team

No objection, subject to the use of traditional materials.

5 Representations

10 representations have been received from 9 households objecting to the application for the following reasons:

- Up to 13 unauthorised changes have been made to the north, east and west elevations of Abbots Worthy House.
- Unclear why new roof frame had to be higher than the approved plans.
- Why was the approved roof pitch not maintained?
- Retrospective application submitted over 10 weeks after it was requested.
- Works continued on the roof prior to application being submitted.
- New east facing dormer would overlook The Coach House.
- Light pollution from enlarged skylights
- The enlarged/repositioned dormer window on the north elevation has been extended forward and is not well proportioned.
- Design is imposing and unattractive.
- Loss of privacy for Well Cottage from enlarged and re-positioned windows on north elevation.
- White UPVC windows are being used.
- North elevation is not Regency in style and is imbalanced.
- Character of house not respected.
- No regard for the house or neighbours.
- Council Officers should never have allowed the work to continue.
- Builder must amend the building in line with previously agreed plans.
- Eyesore dominating the skyline.
- Devalue properties in the area.
- Restrict natural light to adjacent properties.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Winchester District Local Plan Review (2006)** and the following additional plan(s):

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)
- South Downs National Park Local Plan - Submission 2018

Other plans considered:

- Kings Worthy and Abbots Worthy Village Design Statement (2007)

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

7 **Planning Policy**

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment
- NPPF16 - Conserving and enhancing the historic environment

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Winchester District Local Plan Review (2006)** are relevant to this application:

- CE23 - Extension and Replacement Dwellings
- DP3 - General Design Criteria
- HE5 - Conservation Areas - Development Criteria
- DP4 - Landscape and the Built Environment

The following policies of the **Winchester District Local Plan Part 1 Joint Core Strategy (2013)** are relevant to this application:

- MTRA3 - Other Settlements in the market Towns and Rural Area
- CP13 - High Quality Design
- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design

- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD15 - Conservation Areas
- Development Management Policy SD31 - Extensions to existing dwellings, and provision of annexes and outbuildings

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 3
- General Policy 9

The Draft South Downs National Park Local Plan

The Pre-Submission version of the **South Downs Local Plan** (SDLP) was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. The Local Plan process is in its final stage before adoption with consultation on relatively minor Main Modifications from 1st February 2019 to 28th March 2019. Based on the very advanced stage of the examination the draft policies of the South Downs Local Plan can be afforded significant weight.

8 Planning Assessment

Principle of development

The principle of extending dwellings in the countryside is accepted by saved policy CE23 of the 2006 Local Plan and emerging Policy SD31 of the SDLP. The principle of adding a second floor extension to Abbots Worthy House has already been accepted by the previous extant planning approval SDNP/18/00679/FUL.

A number of unauthorised changes have been carried out which are not in accordance with the approved plans. The applicant's agent has provided the following explanation regarding the need for these changes:

Alterations to the roof height and pitch

Following the grant of planning permission a structural engineer was commissioned to gain building regulations approval for the roof structure. As part of this process it was discovered that the existing wooden roof beams

were unable to offer sufficient support to the new second floor structure. The replacement of these beams would have been very costly and their removal posed a serious risk to the structural integrity of the building. It was decided that an alternative approach would be to construct a suspended steel framed structure that would be fixed to the original fabric of the building, but sitting on top of the existing wall heads and ceiling structure. From this steel frame the mansard roof could be constructed. This has resulted in the height of the mansard roof being 0.405m or 405mm higher than the approved plans, which is illustrated by the approved building regulations plan.

The applicant required wider drainage gullies around the mansard roof to enable safe maintenance. This decreased the floor area and as such the pitch increased to create sufficient head height of 2.4m, as illustrated by the submitted sectional plan.

Addition of a dormer window within the eastern elevation of the mansard roof

The new dormer in the eastern roof plane is required to create a light source over the staircase and is in an elevated position to the stair level. The applicant's agent has stated that no overlooking is possible, however to address concerns this window will be obscure glazed.

Omission of a dormer window within the western elevation of the mansard roof

This was a result of the structural bracing required for the roof extension.

Re-siting of dormer windows

The agent has advised that the windows have been repositioned and redesigned to better align with the windows within the existing dwelling. A change to the glazing pattern of the new windows has been secured in the amended plans which show that the windows now have a similar appearance to those in the existing dwelling.

Re-siting and enlargement of 1 dormer window within the northern elevation of the mansard roof

The agent has confirmed that the enlarged dormer window is purposely set to align with existing windows and the main entrance of Abbots Worthy House.

Reduction in number of roof lights from 4 to 3 and enlargement/ repositioning of the roof lights

The proposed floor plan shows an internalised central hallway with roof lights providing the only light source. The approved plans show 4 rooflights. The as built plans show a reduction to 3, albeit they are slightly larger. In such a long narrow hallway several roof lights are required to provide sufficient natural light. Although light will filter along the hallway, there is no direct light source for the stairwell, which given the age of the building is much more grand than traditional stair cases (it is wider, and deeper due to the separation between floors) and as such the proposed eastern dormer was considered necessary by the applicant to provide additional light. The amended plans now show these windows to be flat rather than the approved atrium/pyramid style to reduce their visibility.

Change in materials from timber windows, fascias and soffits to UPVC

This change was made for maintenance purposes.

Roof structure moved to the west

The approved gross internal floor area of the new second floor amounts to 176.8m². The 'as built' gross internal floor area is 159m² representing a reduction of 17.8m². Drawing "01 Rev 2 as built roof plan" illustrates how the floor space has altered from that previously approved. The position of the second floor has shifted slightly due to the repositioning of the staircase.

The position of the staircase and the windows/rooflights have all been dictated by the revised steel structure for the second floor and the cross bracing that it requires. The agent has confirmed that the changes are a result of structural requirements rather than the personal preference of the applicant.

Impact on the character and appearance of the existing dwelling,
Conservation Area and South Downs National Park

The building is set back from the public realm in large grounds behind a Grade II listed wall and mature trees and vegetation. The alterations to reinstate a second floor with bedroom accommodation were accepted in the previous approval which concluded that the works would not be harmful in the wider public realm nor would cause harm to the character of the Conservation Area.

The development has not been implemented in accordance with the approved plans, as outlined above, so a new assessment of the scheme has been made based on the amended plans received 8th May 2019.

The Council's Historic Environment Officer has assessed the application. The building has previously been significantly damaged by fire and has also been subject to extensive physical alterations. Consequently, there is little surviving historic fabric other than the outer visual envelope and the building is not considered to be sufficiently well preserved or to be of sufficient architectural value to be considered to be a non-designated heritage asset. Consequently, the only issues in Historic Environment policy terms is whether the proposed changes to the permitted scheme are considered to cause harm to the overall character of the Abbots Worthy Conservation Area. The small increase in height of the mansard roof by 405mm and the change in the roof pitch, when looked at in context of the scale and massing of the building, is considered to be negligible in terms of the overall character of the Conservation Area. In addition, the proposed changes to the fenestration (as amended) are not considered to detract further from the character of the Conservation Area than the previously consented scheme.

The roof extension on the consented scheme was proportional to the Georgian architecture of the surviving façade of Abbots Worthy House, with the fenestration and detailing designed to complement the host building. This was allowed, subject to the approval of materials, as it would not have caused harm to the overall character of the Abbots Worthy Conservation Area. Although the constructed scheme is less elegant than the originally consented

scheme, the changes that have been made are not considered to be harmful enough to detract from the overall character of the Abbots Worthy Conservation Area. Consequently, as the proposed changes to the scheme will cause less than significant harm to the overall character of the Conservation area, there are no grounds for refusal in Historic Environment policy terms, provided that the second floor extension is completed in traditional materials.

The use of UPVC windows was considered unacceptable due to the location of the building in the Conservation Area and National Park. The applicant's agent has confirmed that painted timber windows, fascias and soffits will now be used. Condition 2 is recommended to ensure that this is carried out.

The glazing pattern in the dormer windows as originally submitted was not considered to be in keeping with the existing building due to the high number of glazing bars and window panes proposed. The amended plans have reduced the number of window panes in each dormer to match the glazing pattern in the existing building and as previously approved, which would be a considerable visual improvement.

Concern was also raised about the extent of glazing in the enlarged dormer window on the north elevation, both in terms of visual appearance and light spillage. The amended plans show that the glazing in the dormer has been reduced in width to align with the windows below. It is considered that this change will reduce the prominence of the enlarged window and will also marginally reduce the amount of night time light spillage.

In summary, the changes to the approved extension shown on the amended plans are not considered to be significantly harmful to the character and appearance of the existing dwelling, the surrounding Conservation Area or the South Downs National Park. As such, the proposals are not considered to warrant a refusal of planning permission in this case.

Impact on residential amenity

Strong concern has been raised about the impact of the development on the amenities of Well Cottage, which lies directly opposite the site to the north. Whilst the neighbouring cottage itself is screened from Abbots Worthy House by intervening trees and vegetation, as its rear garden slopes upwards to the north the second floor extension is therefore visible from the neighbour's garden. Of particular concern to the neighbour's amenities is the enlarged dormer window on the north elevation of the house. Although it is acknowledged that the neighbour's outlook has changed as a result of the works that have been carried out, as Well Cottage's garden lies over 40m away from the development, partially behind intervening vegetation, it is not considered that any harmful overlooking would occur. As such, a reason for refusal on this basis could not be substantiated. The reduction in the width of the glazing in the enlarged dormer will help to minimise the perception of overlooking from this window.

The original approval included a condition to ensure that the bathroom and en-suite windows on the north elevation of the development were fitted with

obscure glazing so this condition has also been applied to this revised application (recommended condition 4).

Concern has been raised about the new dormer window on the east facing roof slope resulting in overlooking to The Coach House to the east. Condition 3 is therefore recommended to ensure that this window is fitted with obscure glazing and is non opening.

Due to the separation distances between Abbots Worthy House and neighbouring properties, the development would not result in any overshadowing or overbearing impacts.

Impact on dark night skies

The South Downs National Park is a designated International Dark Sky Reserve so any new development must incorporate measures to minimise light intrusion. The applicant has agreed to use low transmittance glass in the roof lights to minimise light spillage. The sectional plan submitted shows that the roof lights have an 850mm boxed light well through the hall ceiling which will also help to reduce light spillage. Condition 5 is recommended to ensure that details of low transmittance glass are submitted for approval and installed before the extension is occupied. With these proposed amendments, it is not considered that the development would result in an unacceptable impact on the dark night skies of the National Park.

9 Conclusion

The changes to the second floor extension that was approved under application SDNP/18/00679/FUL, as shown on the amended plans received 8th May 2019, are not considered to be significantly harmful to the character and appearance of the existing dwelling, the surrounding Conservation Area or the South Downs National Park. The development is not considered to result in material harm to the amenities of neighbouring properties in terms of loss of privacy, light or overbearing impacts. The development would not have an unacceptable impact on the dark night skies of the South Downs National Park. For the reasons outlined above, the application is therefore recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

2. All new window and door joinery details shall be painted timber in accordance with plan A3/AWH/03 Rev 2.

Reason: To preserve the character and appearance of the conservation area and the South Downs National Park in accordance with Policies CP19 & CP20 of the Winchester District Local Plan Part 1 - Joint Core Strategy (2013) and emerging Policy SD15 of the South Downs Local Plan- Submission (2018).

3. Prior to the occupation of the extension hereby approved, the dormer window in the east facing roof slope will be fitted with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and thereafter retained. The window will be fixed and non-opening.

Reason: To protect the amenity and privacy of the adjoining residential properties.

4. Prior to the occupation of the extension hereby approved, the bathroom and en-suite windows on the second floor on the north elevation of the development hereby permitted shall be fitted with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties and to accord with policy DP3.

5. The extension hereby permitted shall not be occupied until details of measures to reduce light spillage from the proposed roof lights (such as low transmittance glass) have been submitted to and approved in writing by the Local Planning Authority. The measures shall be installed prior to occupation in accordance with the approved details and retained thereafter at all times.

Reason: To minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve.

Informatives

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan 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:-

Winchester District Local Plan Review (2006): CE23, DP3, DP4, HE5

Winchester District Local Plan Part 1 - Joint Core Strategy (2013): MTRA3, CP13, CP19, CP20

South Downs Local Plan Submission (2018): Policies SD2, SD4, SD5, SD8, SD12, SD15, SD31

3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

-offering a pre-application advice service and,

-updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

- In this instance amended plans were received to address Officer concerns.

4. 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.

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.

For further advice on this please refer the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

6. 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.

11. Crime and Disorder Implications

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The applicant's agent was advised of the Officer's concerns and amended plans have been received to address the issues raised.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
Plans - As Built Roof Plan Rev 2	A3/AWH/01		08.05.2019	Approved
Plans - South Elevation Rev 2	A3/AWH/02		08.05.2019	Approved
Plans - As Built North Elevation Rev 2	A3/AWH/03		08.05.2019	Approved
Plans - As Built West Elevation Rev 2	A3/AWH/04		08.05.2019	Approved
Plans - As Built East Elevation Rev 2	A3/AWH/05		08.05.2019	Approved
Plans - Proposed Floor Plan Rev 2	A3/AWH/06		08.05.2019	Approved
Plans - Second Floor Section Plan Rev 2	A3/AWH/07		08.05.2019	Approved
Plans - Location Plan	2188/01		19.03.2019	Approved
Plans - Building Regulations Drawing- Section and Details	030618/3		08.05.2019	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

**City Councillor's request that a Planning Application be considered by
the Planning Committee**

Request from Councillor:

Cllr Jackie Porter, Itchen Valley Division

Case Number: SDNP/19/01331/CND

Site Address: Abbots Worthy House, Abbots Worthy, Winchester, Hants, SO21 1DR

Proposal Description:

Removal/variation of condition 2 of approved planning permission Application
Reference Number: SDNP/18/00679/FUL.

Requests that the item be considered by the Planning Committee for the following material planning reasons:

The property has been developed in a way that is not in accordance with the originally approved plan which reflected the original building.

The application is for higher mansard floor, and for a different layout of windows, creating overlooking into a residents' property and it is to a design which is not in keeping with the historic nature of the building.

The original design was approved, but despite requests to stop as the new design emerged, the developer continued.

The property was considered to have had a high rating for SDNP enforcement because of its age and standing in a conservation area, but despite this, the developer continued work at weekends to progress this new design.

Preferred outcome:

This historic building is within the setting of a listed wall which has a battened entrance, which I believe should be renovated as a matter of course (in line with SDNP conservation/enforcement policies) as part of this planning application for aesthetic and air quality reasons.

The mansard roof is higher, but it is the variation in size of the large overlooking window position and size on the north of the building which the residents (who I am representing in this call in) tell me is causing them great distress. I am asking for the regular window shapes and sizes to be restored.