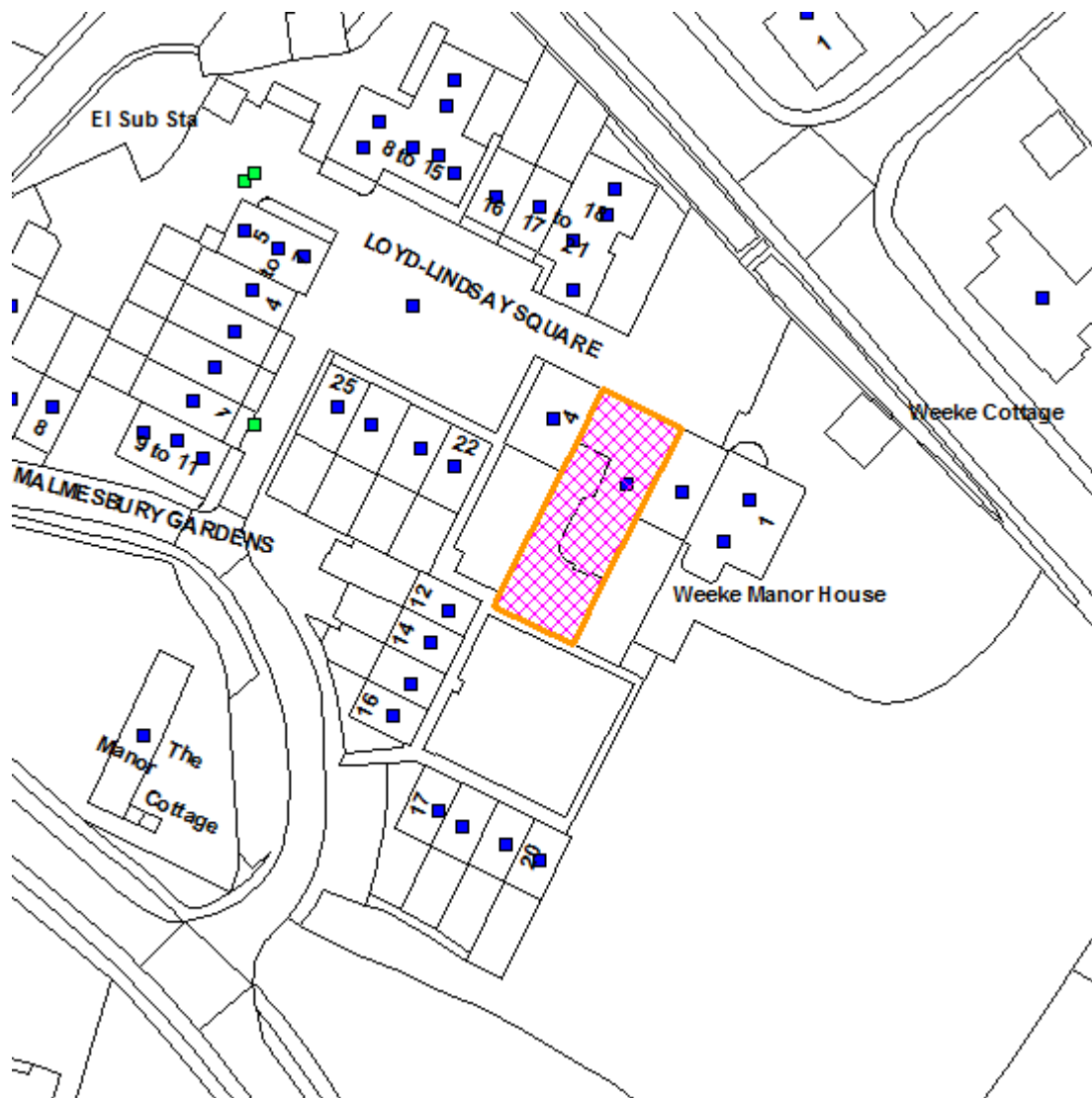


Item No: 03
Case No: 18/00603/LIS
Proposal Description: Removal of existing single storey extension. Replacement single storey extension. Replacement roof lantern. Internal renovations.
Address: 3 Weeke Manor House, Loyd-Lindsay Square, Winchester, SO22 5NB.
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Cllr & Mrs Tod
Case Officer: Catherine Watson
Date Valid: 6 March 2018
Site Factors:

Recommendation: Application Permitted



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Case No: 18/00603/LIS

General Comments

Application is reported to committee as one of the applicants is an elected member of Winchester City Council.

Site Description

The dwelling is part of a row of primarily 20th century terraced properties within Loyd-Lindsay Square which are associated with the 18th century Grade II listed building, Weeke Manor House. Loyd-Lindsay Square is situated in the Winchester suburb of Weeke and along with the listed buildings, has been subject to subsequent residential development, with a series of apartments arranged around a central square.

Proposal

The proposal is for the removal of the existing, single-storey extension and its replacement with a contemporary, single-storey extension. The existing roof lantern over the billiards room is to be replaced and internal renovations, including maintenance work to the billiards room, replacement of the mezzanine balustrade and stairs and the opening up of the ceiling in the master bedroom will be carried out.

Relevant Planning History

- 03/02805/FUL - Conversion and extension of existing building and residential redevelopment comprising 1 No. six bedroom, 4 No. four bedroom, 11 No. three bedroom, 22 No. two bedroom and 5 No. one bedroom dwellings with associated parking, garages and stores. **Application Permitted.**
- 03/02981/LIS - Alterations to provide conversion and extension of existing building to form 4 No dwellings, demolition of ancillary buildings and residential redevelopment comprising 39 No. dwellings with associated parking, garages and stores. **Application Permitted.**

Consultations

Head of Historic Environment:

Pre-application advice was given by the planning officer, in conjunction with the Historic Environment officer in early 2018. This advice has been followed through to the application.

Representations:

City of Winchester Trust:

“This is a well-presented proposal for a house with a somewhat complicated layout. The proposed modifications, which the Trust supports, appear practical and well thought-through.”

0 letters received objecting to the application.

0 letters of support received.

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Relevant Planning Policy:

Winchester District Local Plan Part 1 – Joint Core Strategy.

CP20 – Heritage and Landscape Character.

Winchester Local Plan Part 2 – Development Management and Site Allocations.

DM29 – Heritage Assets

NPPF Section 12.

Planning Considerations

Principle of development

The alteration and extension of listed buildings within the settlement boundary is acceptable in principle, subject to compliance with relevant planning policy.

Impact on Listed Building

It is not considered that the internal alterations to the listed building would result in any significant harm to the historic fabric and would therefore be acceptable. Proposals for the replacement extension and roof lantern have been modified in line with advice to make them appear more recessive and compliment the character of the listed building. Advice included:

- Lower the billiard room lantern and use dark finishing materials to ensure that it has a recessive appearance. An industrial-style design similar to that proposed for the extension was considered to be appropriate and in keeping.
- The internal changes were considered acceptable as very little original internal historic fabric remains following earlier alterations.
- It was originally determined that exploratory holes would be necessary to determine the age of any potentially historic structures however, this advice was subsequently withdrawn upon agreement that the applicant would submit a drawing (1715-004) showing the various historic phases of the building.
- It has also been agreed that plans showing window and door detailing and schedules (1715-204 and 1715-205) would be submitted prior to determination of the applications.

Detailed plans with regards to the window and door fittings, as well as the proposed cladding, have been submitted and are considered to be acceptable.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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1. The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby approved shall be constructed in accordance with the following plans and details:

- Block Plan and Location Plan Dwg No 1715-101 dated December 2017
- Proposed Site Plan Dwg No 1715-200 dated December 2017
- Proposed Alterations Dwg No 1715-201 dated December 2017
- Proposed Floor Plans Dwg No 1715-202 dated December 2017
- Proposed Elevations Dwg No 1715-203 dated December 2017
- Typical Details Dwg No 1715-204 dated December 2017
- Window and Door Schedule Details Dwg No 1715-205 dated December 2017

The extension hereby permitted shall be clad with Equitone Natura cladding in colour N073 Charcoal, as per the sample submitted and approved in writing.

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

Informatives:

1. In accordance with paragraphs 186 and 187 of the NPPF, 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: CP20

Local Plan Part 2 – Development Management and Site Allocations: DM29

NPPF Section 12

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. 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

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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>

6. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.