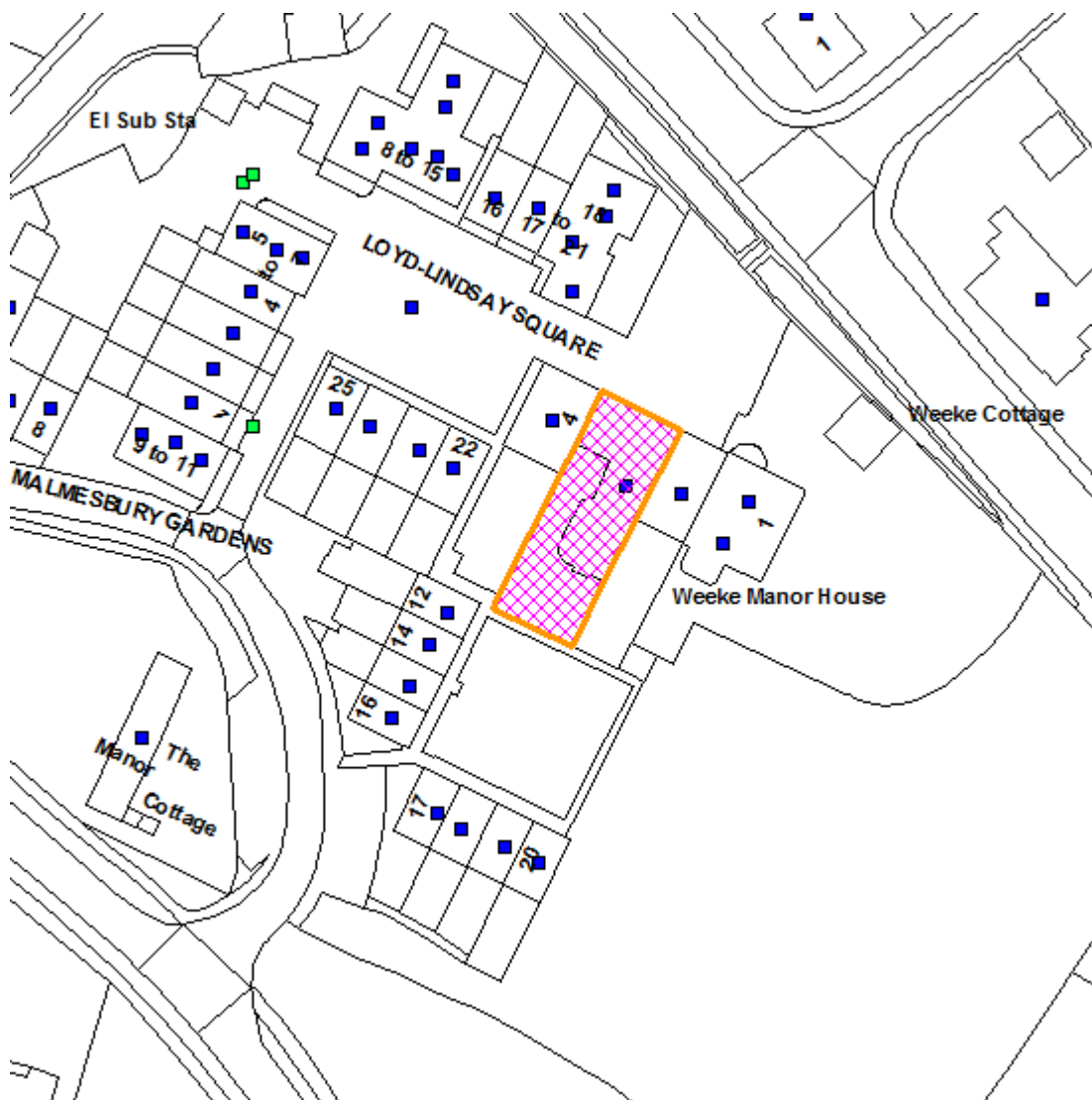


Item No: 04
Case No: 18/00602/HOU
Proposal Description: Removal of existing single storey extension. Replacement single storey extension. Replacement roof lantern. Internal renovations.
Address: 3 Weeke Manor House, Loyd-Lindsay Square, Winchester, SO22 5NB.
Parish, or Ward if within Winchester City: 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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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 terraced properties within Loyd-Lindsay Square which are associated with the 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 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:

Comments provided within the associated listed building application (18/00603/LIS)

Head of Landscape (Trees):

No response.

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 of objections received.

0 letters of support received.

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Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles.

CP13 – High Quality Design.

CP20 – Heritage and Landscape Character.

Winchester 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.

DM24 – Special Trees, Important Hedgerows and Ancient Woodlands.

High Quality Places Supplementary Planning Document.

Planning Considerations

Principle of development

Extensions and alterations to dwellings within the settlement boundary are acceptable in principle, subject to compliance with relevant planning policy.

Design/layout

3 Weeke Manor House has been subject to several phases of alterations since it was constructed in the early 20th century and the applicants desire to update certain later elements, permitted in the 2003 applications, which are not considered to be of a sufficiently high standard to match the listed building and its surroundings.

The proposal is the replacement of an existing, single storey infill extension to the rear of this terraced dwelling, the replacement of the existing roof lantern in the two storey billiards room to the rear of the main dwelling and associated internal works to reconfigure the layout to facilitate modern living requirements. Landscaping works to the rear garden are also proposed.

The High Quality Places SPD (p. 75, paras. 7.54 and 7.59) states that contemporary materials need to be high quality and the detailing of these materials is of particular importance when considering an application. The proposed materials to be used in the extension are black or dark grey fibre cement cladding, with Crittall-style glazing throughout. The maximum height of the proposed extension is lower than the existing due to its flat roof. The replacement roof lantern to the billiards room will also have black metal framing and the overall height will be lower than the existing in order to keep it proportionate with the existing buildings. Internal works are also to be carried out however, these will be addressed in the associated listed building application.

Materials have been submitted along with the application and are considered to be acceptable therefore, it is not necessary to apply a pre-commencement condition to

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submit samples before construction. Likewise, a schedule and details regarding the window and door fittings have been submitted however, these will be considered under the listed building application.

Impact on character of area and neighbouring property

It is considered that the proposed alterations will relate well with its neighbours within the terrace due to its use of high quality, contemporary materials and design and the reduced scale is considered to be an improvement in this respect.

Policy CP13 of LPP1 and DM15 of LPP2 state that proposals should contribute to the special qualities of the setting of buildings and their neighbours and Policies DM16 and DM17 require that they respond positively to the character, appearance and variety of the local environment or have unacceptable effects on heritage assets.

Page 87, para. 8.12 of the High Quality Places SPD states that rear extensions often have a modest impact upon the street scene. The proposed extension and roof lantern are both situated to the rear of the property and the gardens are enclosed by formal, laurel hedging which is proposed to be retained as part of the new landscaping plan. Views of the roof lantern will be possible from the rear of the terraces however, it is not considered that this would be harmful to the character of the surrounding area. The proposed extension is replacing an existing infill and therefore it will be no more visible from neighbouring properties. It is considered that there will be no significant detrimental impact upon neighbour amenity.

Landscape/Trees

Policy DM24 of LPP2 states that development should not result in the loss or deterioration of special trees. To the rear of the garden, is a multi-stem *Malus* "Evereste" tree subject to a TPO however, this will be retained as part of the landscape works and a further tree will be planted opposite to echo it. The existing laurel boundary hedge will retain a sense of privacy for the occupants and neighbours and the proposed hard and soft landscaping is considered to be of a high quality.

Highways/Parking

There will be no changes to the highways or parking arrangements.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

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:

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- Location and Block Plans 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
- Proposed Landscaping Dwg No WMH/TO/P/M/09/R1 dated 27.03.2018

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: DS1, CP13

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

High Quality Places SPD

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 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>