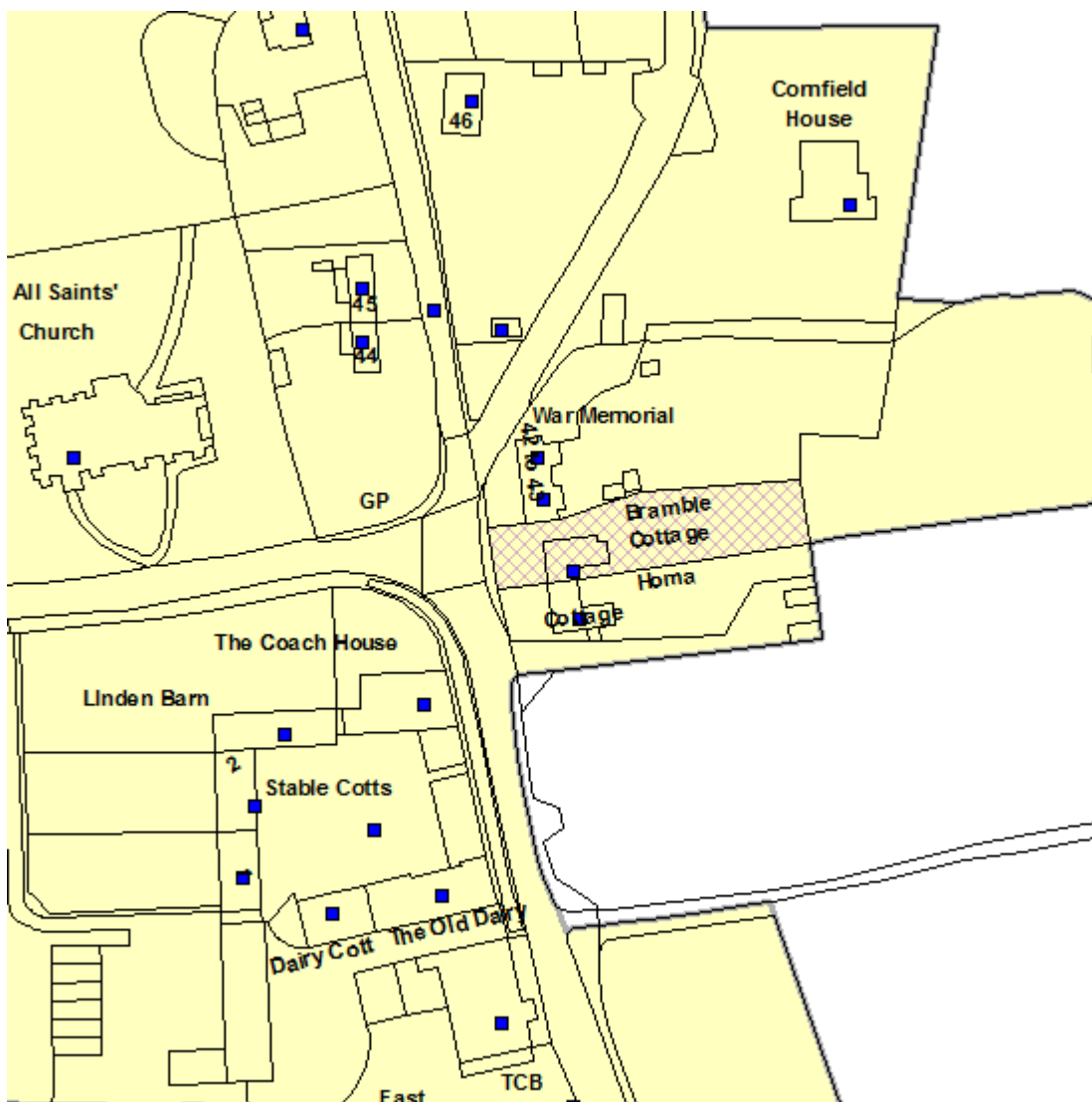


Item No: 07
Case No: 17/02666/HOU
Proposal Description: Erection of an oak framed garden room extension to rear elevation and reworking of existing side extension.
Address: Bramble Cottage 41 Stratton Lane East Stratton SO21 3DT
Parish, or Ward if within Winchester City: Micheldever
Applicants Name: Mr P Marsh
Case Officer: Verity Osmond
Date Valid: 7 November 2017
Site Factors: East Stratton Conservation Area

Conservation Area

Recommendation: Application Refused



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Case No: 17/02666/LIS

General Comments

This application is a resubmission of a previously withdrawn application for a single storey rear extension (16/01583/FUL). This application was withdrawn as it was recommended for refusal due to objections from the Conservation Officer, as the extension was considered unacceptable in relation to the character of the Conservation area and the listing building.

The Council has worked pro-actively with the applicant and agent. A meeting was held with the applicant to discuss a suitable way forward with the scheme; revised plans were submitted following these discussions, but these were not considered to overcome the concerns with the original plans. These revised plans were not accepted as the agent requested to formally take the original plans to Committee.

Site Description

This is a semi detached two storey, grade II listed building. The two cottages have been rendered and have a hipped thatch roof with eyebrow dormers and a central chimney stack on each cottage.

The dwelling is located within the East Stratton Conservation Area

Proposal

The proposal is for a single storey rear and side extension.

Relevant Planning History

05/01141/LIS - Internal alterations for a new shower room, alterations to fireplace and resitting of boiler. Permitted 28th June 2005.

16/01583/FUL - Single storey rear/side extension to listed grade II domestic two storey dwelling. Withdrawn 3rd October 2016.

16/01584/LIS - Single storey rear/side extension to listed grade II domestic two storey cottage dwelling. Withdrawn 3rd October 2016.

Consultations

Head of Historic Environment:

Objection – the extension proposed would result in unacceptable impact on the setting of the building.

Representations:

Micheldever Parish Council

- Support this application as the design has little impact on neighbouring properties. This will be an improvement to this dwelling.

0 letters received objecting to the application for the following reasons:

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6 letters of support received.

- The proposal will not be seen from the road and therefore will be no impact on the character of the area.
- The materials would be in keeping with the existing dwelling.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, CP14, CP15, CP16, CP20

Winchester Local Plan Part 2
DM15, DM16, DM27, DM29

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Micheldever Village Design Statement

Planning Considerations

The principle of extension to this property is acceptable subject to the preservation of the character or appearance of the listed building and conservation area.

The proposed extension is considered contrary to the Local Plan policy in that it would result in unacceptable harm in relation the listed building and surrounding conservation area.

Impact on character of area and neighbouring property

The semi-detached property sits quietly in its simple open garden setting with views to fields and countryside beyond. The one remaining element of significance at the rear of this cottage is a small section of the thatched roof of the original building which remains visible from the large rear garden. As has already been said on previous proposals to extend this property – there are many constraints as to the limit of how much more extension the already twice extended property can take. The significance of Bramble Cottage lies in its small scale, vernacular, timber framed and thatched appearance and character. It was a ‘two up two down’ cottage then extended in the late 20th century with a two storey rear wing and single storey side extension. The extensions were considered at the time to conform to the character of the cottage.

The principle of demolishing and replacing the poor quality single storey side extension is supported. Design proposals should follow the principles of subordination and be set back from the outer wall of the original cottage so that the plinth remains visible. The only part left that contributes to the significance of the rear of this 17th century building is its thatched roof. Design proposals require roof interfaces to fit under the eaves and be of simple form.

Extending further to the rear is considered harmful to the setting of this listed building and, as has been previously advised, should be limited to a simple single storey lean-to from the back of the two storey extension. It should again follow subordination principles and be set in from the rear elevation. This proposal reduces views through to the original roof scape from the rear and further unbalances the rear aspect of the pair of semi-detached cottages as a whole.

Contemporary design can be used but to achieve a successful integration the roof form needs to be sensitively related to the context. The original appearance of the cottage is to be discernible.

There are also problems with extending onto existing extensions in that such a deep planform prevents natural light fully reaching into the interior. This is not considered sustainable in energy saving terms.

The significance of the original tiny cottage would be harmed by the proposal within the rural setting, due to its large footprint and extensive flat roof across the rear of the property.

Impact on Conservation Area

The proposals would have a limited localised impact on the character and appearance of the East Stratton conservation area due to the restricted views afforded of the northern elevation of the building from the public domain. Whilst the proposals would not be visually prominent within the conservation area they would nevertheless fail the statutory test of preserving its character or appearance by virtue of causing harm to the host building.

Impact on Residential Amenity

Given the degree of separation between Bramble Cottage and Baileys End to the north of the site and the modest height of the extension, the proposal is not considered materially harmful on the residential amenity of this property or to Homa Cottage to the south of the site and, as such, will not provide an additional sufficiently robust reason to refuse the application.

Conclusion

The application is therefore recommended for refusal as it fails to meet Local Plan policy as the design is considered harmful to the setting of the listed building and Conservation Area for the following reasons:

- Full width extensions (or almost full width as in this case) are resisted as they detract from what is significant on the rear of this grade II listed building.
- The large expanse of flat roof and asymmetrically placed lantern is considered inelegant against the pitched thatched roofs.
- The oak framed conservatory is disproportionately wide with the positioning of the folding doors off-centre to the mid point of the two storey rear extension. This is visually distracting and dissonant.
- The substantial increase in footprint would result in the later additions being completely disproportional to the original planform of the cottage.
- The listed building is a small cottage, not a large house, making it difficult to justify proposals that fail to respect and accord with the characteristics of a building of this style

and age. The property is not `at risk` and continues to be habitable, outweighing any public benefits of the proposals.

Recommendation

Application Refused subject to the following condition(s):

Recommendation

Application Refused for the following reason:

01 The proposed development is considered to be contrary to Policy DM15, DM16, DM27, DM29 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Local Plan Part 1 and NPPF Section 12 in that the scale, design and location of the proposed extension would mean that it would constitute an inappropriate extension to the dwelling house and it would appear as an incongruous and awkward development out of keeping with the character and appearance of the surrounding conservation area and detrimental to the listed building.

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 focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the application was considered unacceptable as submitted and any changes would not have overcome the officer's concern.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 - Joint Core Strategy: DS1,CP14, CP15, CP16, CP20

Winchester District Local Plan Part 2 Adopted 2017; DM15, DM16, DM17, DM29, DM27 and DM28