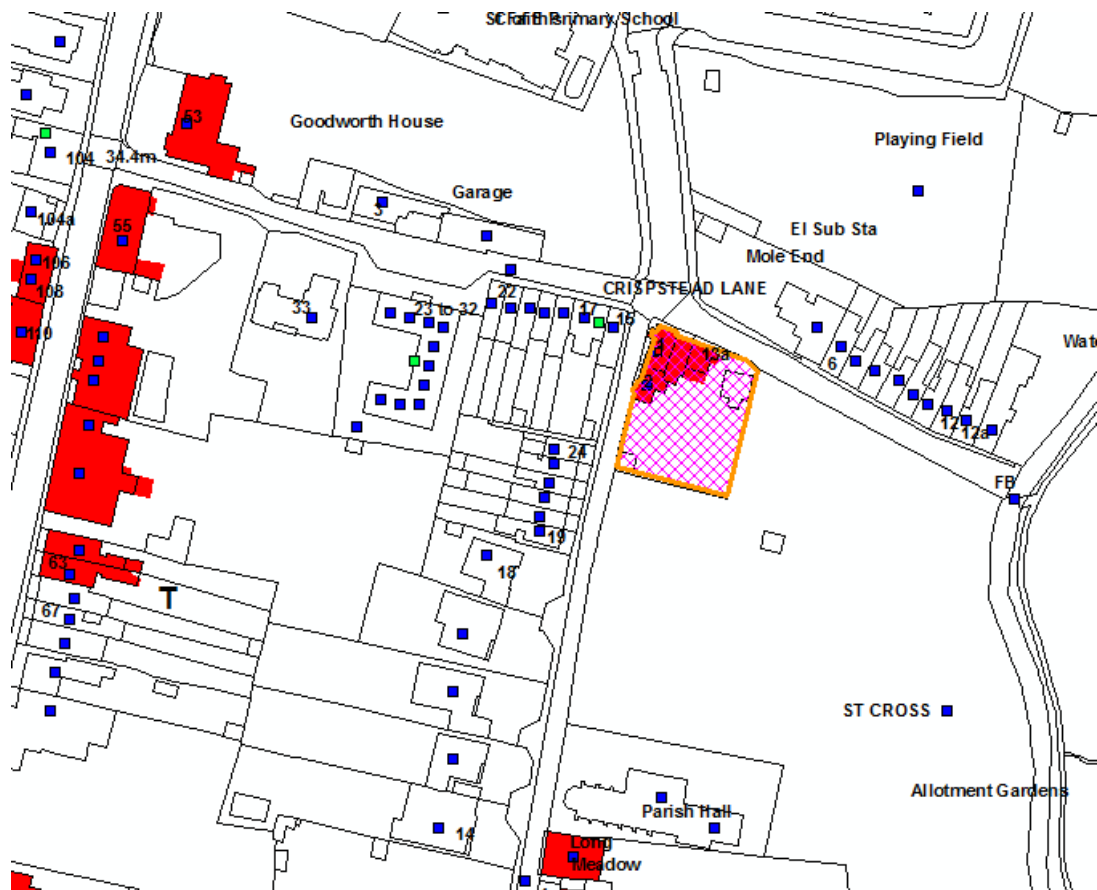


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 19/01752/LIS
Proposal Description: Internal and external alterations to dwelling, including demolition and enlargement of rear extension; replace rear doorway to ground floor; enlarge 1no.rooflight; remove and replace stairs to basement; lowering basement floor and garden levels to create a second basement access. Demolition of existing garage to rebuild with parking and ancillary studio above; partial demolition and rebuilding of outbuilding; removal of 2no. apple trees and pruning of 1no. silver birch.
Address: The Old Farmhouse Cripstead Lane Winchester SO23 9SE
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mrs Erin & Mr Jamie Brookes
Case Officer: Marge Ballinger
Date Valid: 14 August 2019
Recommendation: Application Permit

Pre Application Advice: yes



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General Comments

The application is reported to Committee due to the number of objections received (10) in relation to 19/01751/HOU / 19/01752/LIS which are contrary to the Officer recommendation for approval.

Site Description

The application site is approximately 750m² within the St Cross Conservation Area of Winchester, and sits along the southeast corner of Cripstead Lane and Back Street.

The dwelling is a Grade II listed building (approximately 165m² footprint), sits close to the road and has a brick-and-flint wall built along the north boundary with a wooden gate, drive and access to a double garage (built late 70s-early 80s) that sits toward the north-east corner of the site. Along the west boundary is the dwelling's entrance (principle elevation), and includes a brick wall built along Back Street from the dwelling and incorporating another outbuilding sited in the southwest corner of the site. To the east and south of the site of approximately 50 metres are the St Cross Allotments.

The dwelling's history estimates it being built in the 15th century for the St Cross Hospital steward. The cross-wing along Back Street and large chimney were estimated to be added in the 16th century. By the mid-19th century the building was shown to have been divided into 5 cottages described in a 'dilapidated' condition. By the late 19th century, the dwelling was known as a collection of 4 cottages and additions included a lean-to toward the back of the Back Street range and a flat-roof extension along the eastern end of the Cripstead Lane range.

In 1977 the property owners decided to combine the cottages into a single dwelling home and strip the later additions back and remove the additional doors and extra staircases, and build a new double-garage.

The internal garden of the site contains low-level landscaping and planting, and a cluster of trees including a mature silver birch and 2 apple trees are located near the southwest corner.

Proposal

The application has been submitted for the internal and external alterations to The Old Farmhouse (dwelling), including:

- the demolition and enlargement of the rear extension;
- replace the rear doorway to ground floor;
- enlarge 1 no. rooflight;
- remove and replace stairs to basement;
- lowering basement floor and garden levels to create a second basement access.

Other works include:

- the demolition of the existing garage to rebuild with parking on the ground floor and ancillary living above;

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- the partial demolition and extension of the brick outbuilding along the southwest corner to create a gym (or other ancillary use).
- the proposal also includes the removal of 2no. apple trees and the pruning of 1no. silver birch tree.

The drive and other access to the site will remain unchanged. No alterations are proposed on boundary walls or fences, other than rebuilding or repairs where necessary.

Relevant Planning History

77/01066/OLD (W3179/LB) - Conversion of 4 cottages into one dwelling demolition of existing lavatories and washroom and provision of pedestrian access – permitted 01.09.1977

78/00590/OLD (W3179/01/LB) - Erection of vehicle access and erection of double garage; planning permission sought. Part demolition of existing boundary wall; listed building permission sought – permitted 29.11.1978.

07/00223/TPC - Silver Birch - Crown lift Silver Birch by removing 2-3 lowest limbs – permitted 13.03.2007

15/02722/TPC - 1 no. Birch tree 3m Crown reduction – withdrawn 06.01.2016

Consultations

WCC Historic Environment: - no objection, subject to conditions

Further consultations received from Archaeology, Head of Ecology, and WCC Tree Officer that are relevant to the accompanying 19/01751/HOU planning application. No objection, subject to conditions.

Representations:

City of Winchester Trust: no comments in support or objection, but had commented on 'inconsistencies and errors in some of the drawings and headings.' (The Trust had not clarified the original comment.) The Trust felt that not enough information was supplied for materials and finishes, especially in the garage and gym structures.

10 letters received objecting to the 19/01751/HOU / 19/01752/LIS applications for the following material planning reasons:

Opposition to the garage/ancillary accommodation:

- Replacement structure is larger than the original.
- Replacement structure will be prominent in the streetscene and out of character with the area (based upon size and design).
- The structure will obscure views toward the Old Farmhouse upon approach from the east, as well as dominate from other longer views along the west and from Back Street.
- The replacement structure will have overlooking and overbearing impacts to

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adjacent allotments and Keats' Walk (path adjacent the allotments) from its doorway and its access (small landing).

- The replacement structure will create overshadowing and overbearing, and result in the loss of privacy to nearby dwellings along Cripstead Lane.
- The structure's roof light will add to light pollution. (The light pollution objection also referred to the 4-sides of glazing panels – which is a misinterpretation of the materials and drawing.)
- The structure will create a precedent for other applications to pursue roof extensions with balconies.
- Ancillary accommodation creates a potential for Airbnb use; would impact parking, bring additional noise and disruption to neighbouring dwellings.
- Ancillary accommodation will establish the change of use for a separate dwelling.
- The first floor balcony will over-hang the fence to the allotments.
- Wire fencing along adjacent the allotments is not along the correct boundary line; building up to the fence is outside the applicant's ownership.
- There is a history of other applications with balconies refused in the area (no.6 Cripstead Lane).

Opposition to shed conversion to gym/other ancillary accommodation:

- The conversion will be larger than the original structure; out of character as compared to the other dwellings along Back Street.
- The Heritage Statement appears to overlook its value – hearsay has it that the structure provided privies to the original old cottages.
- Removal of apple trees and crowning of Silver Birch will make the proposal more visible along the road.
- Rooflight and side glazing panels would have potential for light pollution.

Opposition to alterations of the listed dwelling:

- Lowering the basement will invite flooding.

Opposition to Proposal (inclusive):

- Overdevelopment of the site overall.

Reasons aside not material to planning and therefore not addressed in this report

- The structure will negatively impact on a local property value.
- The development will restrict views from dwellings along Cripstead Lane.
- Neighbours were not consulted prior to application submitted.

11 letters of support received for the following material planning reasons:

- Extension and alterations are minimal in terms of scale and sensitive and respectful of building and its context; minimal intervention to the main house.
- Alterations protect the key characteristics of the building while making it more suitable for a modern family.
- Changes proposed are acceptable to locality.
- The existing garage has no architectural merit; the proposed replacement outbuildings are in scale, form and materiality.
- Garage structure maintains its subservience to main dwelling.

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- The design of the outbuildings will compliment the dwelling and local environment.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, CP16, CP19, CP20

Winchester Local Plan Part 2
DM2, DM15, DM16, DM17, DM24, DM26, DM27, DM28, DM29

National Planning Policy Guidance/Statements:
National Planning Policy Framework Section 16

Planning Considerations

Principle of development

The principle of development to this property is acceptable subject to the preservation of the special architectural/historic interest of the listed building and preservation/enhancement of the conservation area.

Impact on the Listed Building and its setting

Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act, special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Policy DM29 of the LPP2 seeks to protect the special interest of a heritage asset.

Alterations to House - Interior

The proposed internal alterations to the dwelling are considered by the Council's Historic Environment Officer as a 'light touch' and while they would result in some minor loss of historic fabric of low significance they would allow the significance of the listed building to remain clearly appreciable.

The internal alterations would consist of:

- Two new internal 'windows'
- Replacement of an existing modern external window with a new internalised window
- New stairs to cellar in enlarged opening
- Lowering of cellar floor
- New steps down to proposed breakfast room
- Reconfiguration of partitioning to the ground floor of the C16 corner addition to remodel a downstairs WC.

Investigative works to demonstrate the impact on historic fabric that may result from these alterations have been undertaken in line with pre-application advice. Investigative works have shown that the new internal window between the kitchen and the proposed breakfast room would result in localised loss of brickwork of low quality only – no timber

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framing was evident in this location. The new internal window from the study overlooking the cellar stairs would result in the localised loss of a lath and plaster on sawn softwood battens. The presence of sawn softwood battens indicates this partition is C19 in date.

Enlarging the opening to the cellar stairs would entail the loss of a modern false brick wall which currently house the oven and has a void behind. The small areas of historic fabric which would be lost or affected in this area as a result of this element of proposals is of low significance as it is of a later date, has been subject to successive alterations, and is of low built quality. This alteration would therefore not result in any harm to the building's significance.

Investigative works to the cellar stair trail pits have been undertaken and demonstrated that only shallow underpinning or an independent raft will be required to facilitate lowering the external ground level to create access to the garden. Verbal discussion with the Structural engineer on site has confirmed that this would not result in creating a 'hard spot' that could lead to differential settlement or movement and thereby would not compromise the structural integrity or performance of the building in the long term. Subject to receipt of an updated structural engineers report confirming this, the details of the underpinning/raft submitted are considered acceptable from a listed building perspective with no further information required.

Alterations to the House - Exterior

The existing 1930's lean-to is of no architectural or historic interest. The proposed replacement extension is a carefully detailed and proportioned addition that is unashamedly modern and lightweight but would complement and better reveal the host building. The existing internal wall would be externalised in that it would be clearly visible through the proposed glazed structure and the treatment of this wall can be satisfactorily controlled by condition.

The proposed enlargement of the double doors to the south elevation would not result in any loss of historic fabric as this section of the ground floor was rebuilt in the 1970's. Concerns raised at pre-application stage regarding the creation of a large void with minimal visual subdivision have been addressed through a reduction in the width of this opening and more appropriate simple tripartite fenestration that would relate well to the host building and be an improvement on the existing appearance.

Outbuildings

Both the existing outbuildings postdate 1948 and are therefore not curtilage structures, nor do they make a positive contribution to the significance or setting of the listed building or to the character or appearance of the conservation area and in deed their replacement offers scope for enhancement.

The garden room and garage at best make a neutral contribution to the setting of the listed building and the character and appearance of the conservation area. The replacement garden room and garage would add visual interest to the street scene in a subtle, modern but appropriate manner, and would not harm the heritage assets or their setting.

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Based upon the above assessment it is considered that the proposed works to the listed building amount to less than substantial harm to its historic integrity and setting and the improvements to the building are therefore acceptable and comply with Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990. The proposed works also comply with policy DM29 of the LPP2 and para 16 of the NPPF.

Impact on the character of the conservation area

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Policies DM27 and 28 of the LPP2 require development to preserve or enhance the character, appearance or special architectural or historic interest of the area.

The proposed extensions are considered to improve the appearance of the dwelling and are of a scale and design that compliment the character and appearance of the conservation area. The garden room and garage at best make a neutral contribution to the setting of the listed building and the character and appearance of the conservation area. The replacement garden room and garage would add visual interest to the street scene in a subtle, modern but appropriate manner, and would not harm the heritage assets or their setting.

Based upon the above assessment it considered that the proposed extensions and rebuilding of the garage and garden room would have a neutral/positive impact on the character of the area and thus preserves the setting of the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in compliance with DM27 and DM28 of the LPP2 and para 16 of the NPPF.

Recommendation

Permission to be granted, subject to the following condition(s):

Conditions

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 received: -

- Location Plan, drawing JTD_0211_02_001, rev A dated 13.08.2019
- Proposed Site Plan, drawing JTD_0211_02_200, rev B dated 02.19.2019
- Proposed Basement Plan, drawing JTD_0211_02_201, rev A dated 13.08.2019
- Proposed Ground Floor Plan, drawing JTD_0211_02_202, rev A dated 13.08.2019
- Proposed First Floor Plan, drawing JTD_0211_02_203, rev A dated 13.08.2019
- Proposed Roof Plan, drawing JTD_0211_02_204, rev A dated 13.08.2019

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- Proposed West Elevation, drawing JTD_0211_02_211, rev A dated 13.08.2019
- Proposed North Elevation, drawing JTD_0211_02_212, rev A dated 13.08.2019
- Proposed East Elevation, drawing JTD_0211_02_213, rev A dated 13.08.2019
- Proposed South Plan, drawing JTD_0211_02_214, rev A dated 13.08.2019
- Proposed Garage Elevations, drawing JTD_0211_02_215, rev A dated 13.08.2019
- Proposed Outbuilding Elevations, drawing JTD_0211_02_216, rev B dated 24.10.2019
- Proposed Section A-A and B-B, drawing JTD_0211_02_221, rev A dated 13.08.2019
- Proposed Garage Sections, drawing JTD_0211_02_222, rev A dated 11.09.2019

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

3. No works beyond groundworks to erect the extension hereby approved shall commence until full details of the treatment proposed to the eastern wall of the north-south range, internalised behind the extension, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure development is appropriate to the architectural and historic interest of the listed building in accordance with Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017 and Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16).

4. No works beyond ground works to each new structure hereby approved (extension, garage and garden room respectively), shall commence until a fully-detailed materials schedule has been submitted to and approved by the Local Planning Authority in writing. The submitted schedule must specify in detail the proposed materials and methods of workmanship proposed and must be accompanied by labelled samples as applicable to each building part. Following the approval of the schedule, but prior to the commencement of above-ground works, a 1-square-metre sample panel of brickwork for the extension hereby approved shall be prepared on-site for inspection by the Local Planning Authority, to demonstrate the approved brick sample in use with a proposed mortar, bonding and pointing specification, to be subsequently confirmed to and approved in writing by the Local Planning Authority as an addendum to the approved materials schedule. The works shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure development is appropriate to the architectural and historic interest of the listed building in accordance with Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017 and Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16).

5. No new windows, doors or rooflights hereby approved shall be introduced to the listed building until full joinery details (at a scale of 1:5 or 1:10 as appropriate) have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The works shall then proceed in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure development is appropriate to the architectural and historic interest of the listed building in accordance with Policy DM29 of the Winchester

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District Local Plan Part 2 Adopted 2017 and Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16).

6. No works to demolish the garden room hereby approved shall commence until full details to show how the retained garden wall along Back Street will be protected during demolition, and retained and supported following construction of the new garden room, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the retention of the wall in accordance with the approved plans and Policy DM27 of the Winchester District Local Plan Part 2 Adopted 2017 and Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16).

7. No works to erect the extension hereby approved shall proceed beyond ground works until full working details of the extension, at a scale of 1:20 overall with details of windows, doors, and details to show the interface and means of connection to the existing building at 1:5, have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding / original fabric. The works shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority before varied on-site.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017, Policies CP19 & CP20 Winchester District Joint Core Strategy and NPPF Section 16.

8. All works of repair to the surrounding fabric and surfaces affected by the works hereby approved shall employ materials, traditional workmanship, and detailing, to match the existing in all respects, unless otherwise agreed in writing by the Local Planning Authority before the commencement of works on-site. The works shall then proceed in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the special architectural / historic interest of the listed and/or the character and appearance of the conservation area in accordance with Policies DM27, DM28, DM29 of the Winchester District Local Plan Part 2; Policy CP20 Winchester District Joint Core Strategy; NPPF Section 16.

Informatives:

1. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council. The submitted details should be clearly marked with the following information:

- The name of the planning officer who dealt with application
- The application case number
- Your contact details

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- The appropriate fee

Further information, application forms and guidance can be found on the Council's website

- www.winchester.gov.uk.

2. 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.

3. 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.

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

Planning (Listed Buildings and Conservation Areas) Act (Section 66 and Section 72)

Local Plan Part 1 Joint Core Strategy: DS1, CP16, CP19, CP20

Local Plan Part 2: DM2, DM15, DM16, DM17, DM24, DM26, DM27, DM28, DM29

National Planning Policy Framework (Section 16)

5. 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.

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.

7. 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.

8. 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>