

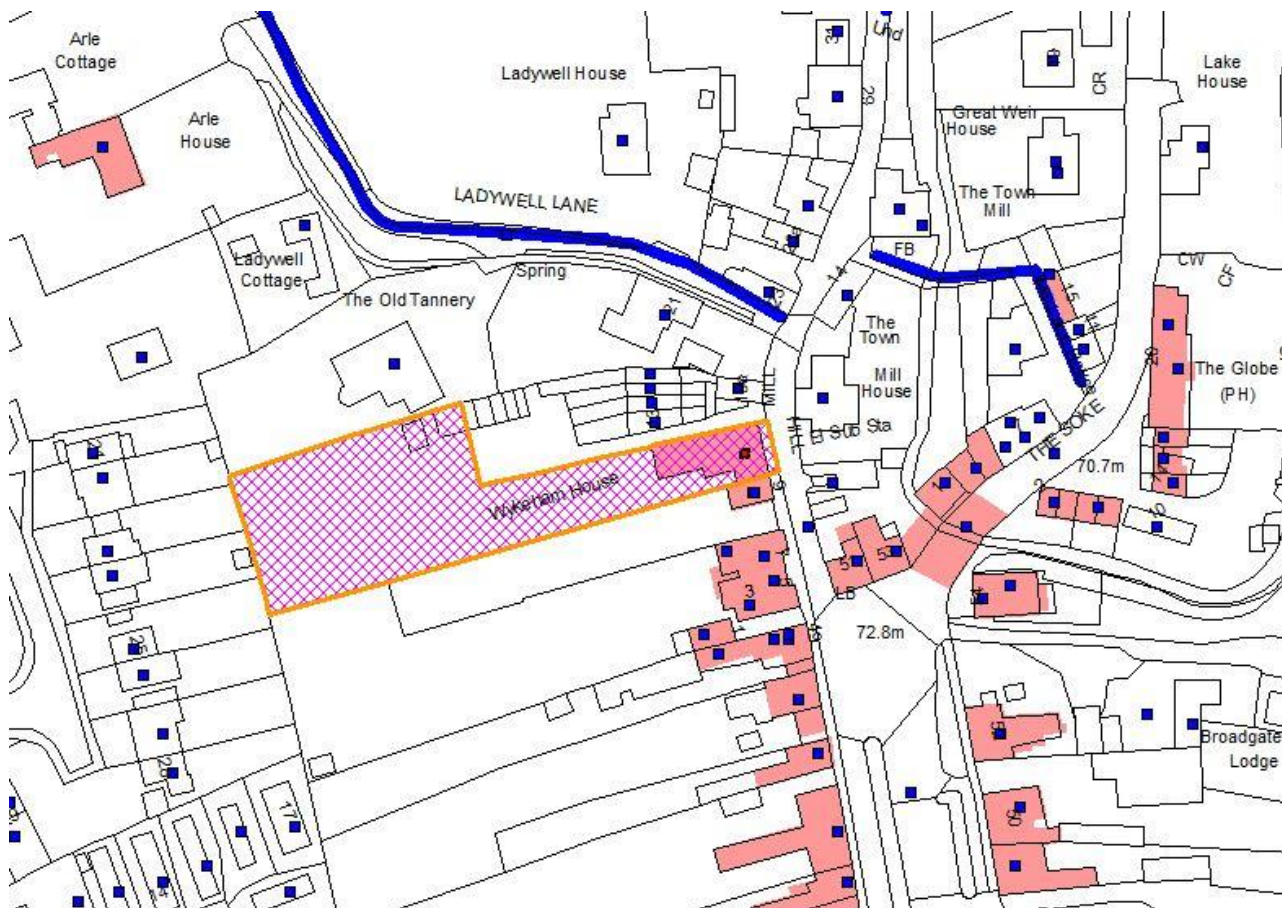
WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 24/02762/HOU
Proposal Description: Part single, part 2 storey extension, fenestration changes, minor internal and repair works
Address: Wykeham House 11 Mill Hill Alresford Hampshire SO24 9DD
Parish, or Ward if within Winchester City: New Alresford Town Council
Applicants Name: Mr and Mrs Clark
Case Officer: Cameron Taylor
Date Valid: 19 December 2024
Recommendation: Permit
Pre Application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number 24/02762/HOU](#)

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission as it is considered that it is acceptable in terms of its impact on the character of the area including heritage assets and would not harm neighbouring residential amenity and complies with the policies of the adopted Development Plan.

General Comments

The application is reported to Committee due to the Ward Councillor Power has requested for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1

This application runs concurrently with a listed building application- 24/02763/LIS

Amendments to Plans Negotiated

Revised plans have been received that show the updated roof form on the extension as there was inconsistency across the plans. The revised plans have a half-hip roof form, with the initial roof plan and north elevation plan showing a gable end. As the revised plans were to address an inconsistency with other plans showing the correct roof form and the amendment being small in nature, readvertisement was not undertaken.

Site Description

The site is located to the east of Mill Hill that is situated just off Broad Street within the New Alresford Conservation Area. The principal elevation fronts Mill Hill with the garden situated behind the dwelling to the west. The dwelling is a Grade II listed building. There is a private access that runs to the north of the site along its northern boundary. The access serves the parking to the site along with the neighbouring properties to the north of the site.

The area consists of residential properties surrounding the site that include other Listed Buildings. The dwellings in the area are typically two-storey dwelling with a variety of semi-detached and terraced properties, with examples of larger detached dwelling in the wider area. The site has tall brick boundary walls that run along its north and south boundaries with mature vegetation that also runs along the boundaries.

The existing property is a two-storey semi-detached dwelling, the property is a 17th century house that has seen various alterations over the time with the most recent changes dating to the mid/late 20th century.

Proposal

The application seeks a part single and part two-storey extension to the dwelling, fenestration changes, along with minor internal and repair works. The proposed extensions project off the 1960s rear extension that comes off the west elevation of the historic dwelling. The two-storey element comes off the west elevation with the single-storey extension projecting partly off the south elevation of the existing 60s extension and the southern part of the proposed two-storey extension. The development includes fenestration changes and changes to the doors around the dwelling. The changes include the infilling of 2 existing openings and creation of 2 new windows at the first-floor level of the 60s extension along the north elevation. The relocation of an existing door at the ground level. Modifications to the existing openings at the ground floor level on the south elevation on the 60s extension. A new timber door to the historic building on its west elevation within an existing opening. The repair works includes the removal of modern

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coverings to the north and east elevation, along with the bitumen felt roof and with these to be replaced with more appropriate materials. The proposal does include internal alterations to all floor levels across the dwelling, both within the historic dwelling and the more modern 60s extension to the rear. The plans also include the reforming of the wall to the front of the dwelling adjoining Mill Hill.

Relevant Planning History

-83/00368/OLD- Internal alterations and installation of two windows to north and south elevations- Permitted 20.05.1983

-77/00847/OLD- Change of use from residential to window to display portrait photographs- Refused 25.05.1977

Consultations

Service Lead – Built Environment (Archaeology) -

- No objection and no conditions

Service Lead – Built Environment (Historic Environment) –

- No objection subject to conditions

Service Lead – Sustainability and Natural Environment (Ecology) –

- No objection subject to conditions

Naturespace

- No objection subject to informative

Representations:

Councillor Margot Power- Alresford & Itchen Valley- Referral letter appended under Appendix 1.

“Requests that the item be considered by the Planning Committee for the following material planning reasons: Although direct sunlight tracking has been provided this does not take into account the loss of indirect light to 13 Mill Hill, and is therefore contrary to DM17: ‘does not have an unacceptable adverse impact on adjoining.....property.’. DM16. Although obscure glass could be conditioned windows can be opened, and a north facing window is immensely valuable in the very hot summers we now experience. A consequence will be a direct view into the dining room on 13 Mill Hill. DM27 requires development to conserve or enhance the character of an area. The extension will prevent maintenance to one side of the brick and flint wall, assurance is sought that this will not affect the structural integrity of this wall.”

New Alresford Town Council- Support

“We support this application, in particular due to the replacement of 20th century additions with original features.”-Copy in full or append if call in

3 Objecting Representations received from different addresses citing the following material planning reasons:

- Impact upon property
 - o The change to the front wall is not needed with suitable visibility already
- Residential Amenity Impacts
 - o Loss of light
 - o Loss of privacy
- Impact upon the conservation area

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- No information submitted assessing the impact upon the Conservation Area.
- Disruption and damage during the construction to the private access
- Non-material planning issues
 - Impact property value

Comments noting how the proposed development would impact the property value of neighbouring properties. I note this is not a material planning consideration and therefore has not been taken into account during my assessment.

Comments have been received noting construction times and being considerate towards neighbouring properties, informative 4-6 attached address the construction being considerate towards neighbouring properties.

4 & 1 out of the Winchester district Supporting Representations received from different addresses citing the following material planning reasons:.

- Restoration of the listed building
- Respects the historic character of the listed building

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2024)

- 4. Decision-making
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

National Planning Practice Guidance

Climate Change
Consultation and pre-decision matters
Design: process and tools
Environmental Impact Assessment
Planning Obligations
Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

- MTRA 2 - Market Towns and Larger Villages
- CP13 - High Quality Design
- CP16- Biodiversity
- CP20 - Heritage and Landscape Character

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

- DM15 - Local Distinctiveness
- DM16 - Site Design Criteria
- DM17 - Site Development Principles
- DM27 - Development in Conservation Areas
- DM29 - Heritage Assets

Supplementary Planning Document

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National Design Guide 2019
High Quality Places 2015
Air Quality Supplementary Planning Document 2021
New Alresford Design Statement

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.
Nature Emergency Declaration.
Statement of Community Involvement 2018 and 2020

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan, as now agreed by Full Council, can be given appropriate and increasing weight in the assessment of development proposals in advance of Examination and Adoption as set out in paragraph 49 of the NPPF.

The site is located within the settlement boundary of New Alresford where the principle of development is acceptable, provided it is in accordance with the policies of the development plan.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

The property is a Grade II listed building dating back to the 17th century for a timber framed structure that has had various alterations and uses over time. The most recent changes being dated to the mid/late 20th century. The assessment will be broken down into 3 sections, the first being the extensions, the second being the fenestration and doors with the third section being the repair works and internal changes.

The proposed extensions to the dwelling both project off the 1960s extension to the rear of the original dwelling, with the addition of a dormer window on the south elevation. The two-storey element projects approximately 3.8 metres off the west elevation and will be visible from the public realm down the private access. The proposal matches the overall scale, height and roof form of the existing two-storey element, with the additional dormer window matching the scale and appearance of the existing dormer on the south elevation. The external finish of the two-storey is proposed to use materials to match the existing building. The proposal includes the addition of 2 single-storey extension elements, the first projecting off the west elevation of the proposed two-storey extension and sited centrally on this elevation. The other single-storey extension projects off the south elevation, connecting with the proposed two-storey extension and existing two-storey part of the dwelling, but retains a gap to the southern boundary. The single-storey extension shows subservience through its single-storey build, flat roof and glazed lightweight appearance,

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allowing views through it towards the rear of the listed building. To ensure the materials used in the external finish are acceptable, condition 3 is attached that required the submission of full details prior to the commencement of works. Therefore given the scale and appearance of the proposed extensions subject to the details of the materials, it is considered acceptable.

The fenestration changes includes the infilling and then the creation of 2 new window openings at the first floor level on the north elevation, these are situated within the 1960s extension and are moved further to the rear but retain an overall scale similar to those being infilled. At the ground floor towards the original dwelling are 2 existing 20th century windows that are proposed to be replaced with new timber windows that match the scale and appearance of the existing. With changes to the existing doorway on the north elevation to provide easier access. To the south elevation the fenestration changes includes the modification of a modern existing opening with new Crittall style glazing. There is the additional replacement of modern glazing with new glazing, this includes the lowering of a 3 bay window with the door alongside it also being replaced. The proposal also includes the modification of an existing opening to create a new doorway as a means of escape from the basement. The only change to the west elevation is the replacement of the ground floor door that is located close to the southern boundary. The fenestration and doors remain are typically located within the more modern extension and replace the more modern features, matching their overall scale and appearance. Therefore the proposed fenestration and door change are considered acceptable.

The repair works to the building includes the removal of unbreathable acrylic paint on the east elevation and the removal of sand and cement render on the north elevation, these are proposed to be replaced with a lime render with limewash decoration. The small section of bitumen felt roof to the rear is proposed to be removed which is acceptable subject to appropriate replacement which is to be secured by pre-commencement condition.

The internal alterations include the extending of modern brick steps and the removal of a low level plinth to allow for the escape door along the basement stairs. This is minimal and impacts the modern fabric, therefore is considered acceptable. The alterations at the ground floor level include the reforming of a modern plasterboard wall to create a radius wall near the historic staircase, which is considered to be minor and acceptable. The ground floor internal alterations includes a layout change, however this itself is situated within the existing modern extension and does not impact historic fabric. At the first floor level the internal alterations to the original dwelling includes a new partition wall and the removal of modern panelling to be replaced with lime plaster, with the closing up of existing openings and the re-opening of an existing doorway from the hallway. These works are internal and not visible from the public realm and are considered to be acceptable.

Therefore, the proposal complies with policies DS1 and CP13 of the LPP1 and DM1, DM15 and DM16 of the LPP2.

Development affecting the South Downs National Park

The application site is located over 1.5km from the South Downs National Park

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) updated 2024. The Circular and NPPF confirm that National Parks
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have the highest status of protection, and the NPPF states at paragraph 182 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.

Due to the distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

In conclusion therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

The site lies within the historic medieval settlement of Alresford and forms a medieval burgrave plot to the west of the historic marketplace. The proposed extension is attached to a mid/late 20th century extension within the backlands area of the burgrave plot. Consultation was undertaken with the archaeologist, and it is considered the proposal will not have an impact upon the surrounding archaeology. The proposal therefore complies with policy DM26 of the LPP2.

The development is within the curtilage of a Grade II listed building which forms part of the setting of number of designated heritage assets including the New Alresford Conservation Area. The following legislation and policies are taken into account in the assessment and determination of this planning and listed building application.

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2023) Section 16.

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2024) Section 16.

Guidance

Where dealing with listed buildings, decision makers are required to have due regard to the “desirability of preserving the [Listed] building or its setting or any features of special architectural or historic interest which it possesses.” under Section 16/66 of the Planning (Listed Buildings and Conservation Areas Act 1990). Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

Where dealing with conservation areas, decision makers are required to pay special attention to the “desirability of preserving or enhancing the character or appearance of that area.” under Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990).

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Due regard has been given to these requirements, as set out in the Historic Environment consultation response and assessment within this report.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 205 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development preserves and enhances heritage assets and their settings.

Wykeham House is a Grade II listed building located to the west of Mill Hill just off Broad Street within the New Alresford Conservation Area. It is a two-storey building with the oldest parts of the building dating back to the 17th century. The building has had various alterations and uses over time with its most recent changes dating to the mid/late 20th century.

The proposed development has elements that will impact both the external and internals of the listed building along with the extensions to the rear, with the key changes taking place within the 1960's rear extension.

The proposed extensions project off the existing 60s extension to the rear, with the two-storey extension being visible from within the public realm and conservation area. The two-storey extension matches the scale, massing and appearance of the existing dwelling, it is therefore considered to have a negligible impact upon the setting and appearance of the New Alresford Conservation Area. The single-storey extensions retain a lightweight approach with the introduction of modern architectural features such as the crittal windows, zinc sheeting and green roofs, this allows for the differentiation between the new and historic part of the dwelling without compromising its special interest. With the glazed appearance retaining visibility through the extension to the historic dwelling itself. Concerns have been raised with regards to the northern boundary wall and its maintenance. The boundary wall itself contains modern fabric and the proposal will retain a gap to wall. Therefore the extension is not considered to lead to a long-term impact upon the boundary wall. The proposed extensions are therefore considered to have create less than substantial harm to the setting and significance of the listed building.

The development includes additional external alterations to the listed building, this includes the creation of a new basement access on the south elevation and lowering of window cil levels. The creation of the basement access would cause the loss of some historic fabric and will result in some low-level harm to the architectural interest to the building, however this harm has been minimised and partly off-set by the benefits of the improved access and improved circulation and ventilation to the space. The development also includes sympathetic repairs and refurbishment works to the buildings façade which has the potential to enhance the significance of the building. The replacement of the bitumen roofing it could be acceptable in heritage terms, however to ensure a suitable membrane the details of the roofing is required under condition 3. Therefore given the low-level of

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fabric loss with the benefit of the repair and refurbishment works, the external works are considered to have less than substantial harm to the listed building, The works undertaken that would be visible from the conservation area are those the repair works that would enhance the façade of the dwelling from within the conservation area.

The majority of the internal works relate to the 1960s extension which do not have the potential to affect the architectural or historic special interest of the building. The internal proposed to the historic core of the building include the removal of parts of the ground floor hallway to create a radius. Whilst this is not required, it has been demonstrated that the works would not affect sensitive historic fabric and allow moveability around the historic staircase. On the first floor the creation of door openings relate to areas that have previously been opened up. Therefore the re-opening is considered to have a neutral impact on the significance of the listed building. The creation of a partition to the front bedroom is considered to have a neutral impact upon the significance of the listed building. Localised opening up works in the same room have shown modern panelling, however caution should be undertaken as historic fabric may still survive, this has been secured through the concurrent listed building application under condition 9

Therefore whilst there are works proposed within the curtilage and to the Grade II listed building, the majority of the works undertaken do not affect the historic fabric of the listed building with these works considered to preserve the significance of the listed building. The works proposed to the historic fabric does include the loss of some historic fabric, however the level is considered minor which is also offset by the enhancement through the proposed repair works to the facades. Therefore whilst there is some loss of historic fabric, the benefits of the other works balance these out loss of historic fabric.

It is considered that the proposals will result in less than substantial harm to the significance of the listed building. The proposals would accord with the requirements of Section 16 para 205 of the NPPF (2024), Policy CP20 of WDLPP1 and DM29 of WDLPP2 and the historic environment section of the Planning Practice Guidance. The harm is balanced out through the enhancement provided through the repair and refurbishment works to the facades of the listed building.

It is considered that the proposal will preserve the character or appearance of the conservation area. The proposals would accord with the requirements of Section 16 para 205 of the NPPF (2024), Policies CP20 of WDLPP1 and DM27 & DM28 of the WDLPP 2; and the historic environment section of the Planning Practice Guidance.

Neighbouring amenity

The site has neighbouring residential properties along its south, west and northern boundaries, with the topography of the land dropping to the north. The proposed single-storey extension is situated within the site and does not provide views out of the dwellings garden, therefore is not considered to lead to an adverse overbearing, overshadowing or overlooking impact to the surrounding neighbouring residential properties.

The two-storey extension retains a gap to the southern boundary with No. 9 Mill Hill along with the neighbouring property being situated to the south of the site, with a tall brick boundary wall that runs along this boundary. Therefore an adverse overbearing and overshadowing impact is not identified. The two-storey extension does include the addition of a new dormer window that is direct to the south with the site having an existing dormer window. It is appreciated that the dormer window is looking towards No.9 Mill Hill, however

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the boundary wall blocks views into the site. With the glazing to the west elevation of the extension having its views direct towards the bottom of the sites garden. It is appreciated that there may be the impression of additional overlooking, however this would not be greater than the existing situation on site. The proposal is therefore not considered to lead to a significant adverse overlooking impact greater than what is already existing on site.

The neighbouring properties to the north are located on the other side of the private access with these being 13, 15, 17 and 19 Mill Hill. The proposal includes the 2 new windows on the first floor north elevation, however these replace 2 windows that are being infilled at the first floor level. The 2 new windows serves a bathroom and wardrobe, these will be conditioned to be obscure glazed to ensure no overlooking to the north takes place. The proposed two-storey extension does increase the massing of the north elevation, however the extension is adjoining to the access that runs along the north with a gap retained to the dwellings to the north. Therefore despite the levels change across the area, the two-storey extension retains a gap to the neighbouring property and is not considered to lead to an adverse overbearing impact. Concerns have been raised with regards to potential overshadowing because of the two-storey extension given the orientation of the site. A shadowing study has been provided showing the winter and summer solstice. The shadow study showing the summer solstice demonstrates that the proposed extension will not lead to any additional overshadowing impacts upon the neighbouring properties to the north. The winter solstice shadow study shows that whilst there will be a small increase in overshadowing at 12:06pm, however this is only over the dormer and roof form of the dwelling. The existing boundary treatment to the site and neighbouring property cause the shadowing, this is demonstrated within the shadow study. Given the small increase in overshadowing as demonstrated by the submitted study, this is not considered to lead to a significant increase in overshadowing that would warrant refusal. Therefore the proposal is not considered to lead to a significant adverse overshadowing impact that would warrant refusal.

The neighbouring property of No. 19a Mill Hill is located towards the front of the site, therefore given the location and nature of the proposed development to the site, an adverse overbearing, overshadowing and overlooking impact is not identified to No. 19a Mill Hill.

The neighbouring dwellings along the sites western boundary consist of No.22 to 25 Arle Gardens. These neighbouring properties are located over 80 metres from the dwelling with the site rising towards to the west. Therefore, given the nature of the site and intervening distances, an adverse overbearing, overshadowing and overlooking impact is not identified.

In summary, the proposed development will not have an adverse impact on neighbouring residential amenity and therefore complies with policy DM17 of the LPP2.

Sustainable Transport

The proposal will have no impact on highway safety and parking as the property retains sizeable parking area to the rear that is served by the private access. The proposal does not seek to increase the number of bedrooms with the existing dwelling having 6 bedrooms with the parking area capable of accommodating at least 3 allocated spaces and the entering and leaving in a forward gear. The proposal therefore complies with policy DM18 of the LPP2.

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Ecology and Biodiversity

The proposal will have no impact as it is not development within, bordering or in close proximity to a Nationally Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) or is not overnight accommodation affecting Nitrates.

Due to the nature of the development and the distance between the application site and the Nationally Protected Site of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

The presence of a protected species is a material consideration when a Planning Authority is considering a development that, if implemented, would be likely to result in harm to the species or its habitat. European protected species (EPS) have full protection under The Conservation of Habitats and Species Regulations 2017. It is an offence to deliberately capture, injure or kill, or deliberately disturb EPS.

In this instance, a Preliminary Roost and Nest Assessment and a Phase II bat survey has identified the presence of bats. The report recommends mitigation measures such as the replacing and recreate the roosts that will be lost as a result of the development, with an additional access point installed, all recommendations within the report is secured by condition 7. To ensure lighting accords with the Institute of Lighting Professionals and Bat Conservation Trust, condition 8 is attached that requires these details be submitted prior to the installation of any lighting

The applicant is also required to enter into a Protected Species License with Natural England prior to works, and Informative 9 has been included to remind the applicant of this duty.

The presence of a protected species on site has therefore been addressed and the submitted reports are acceptable. The proposal therefore complies with policy CP16 of the LPP1.

Therefore, the proposal complies with policy CP16 of the LPP1,

The site is located within the red impact zone with 5 ponds within 500m of the development. There nearest ponds are approximately 120m and 150m from the development and the Great Crested Newts are unlikely to be impacted by the works given the distance and limited suitable habitat present on site. However as the site lies within the red impact zone an informative 10 is attached to this permission.

Biodiversity Net Gain

This application is for householder development and is therefore exempt from the Biodiversity Net Gain requirements.

Appropriate Assessment.

The proposed development would not involve any additional overnight accommodation and would therefore not increase nutrient load at the Solent water environment. The development also does not lie within or close to any European Nature Conservation Sites and would not materially increase recreational pressure upon these designations. Therefore, the development would not cause a significant effect upon the Solent European Sites protected as Special Protection Area and Special Area of Conservation under European law and it is not necessary to undertake an Appropriate Assessment in this instance.

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Sustainable Drainage

The site lies within Flood Zone 1 (an area with low probability of fluvial flooding). The site is already in a residential use, with the proposal seeking to extend the dwelling with the site retaining a large garden space. Therefore given the nature of the site and its development, the proposal is not considered to lead to an adverse drainage impact. Therefore complying with policy DM17 of the LPP2.

Trees

Policy DM24 of the LPP2 allows development which does not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, ground flora and the space required to support them in the long term.

The proposed development to the dwelling are situated on areas that have already included development such as hard standing, with the proposal retaining a gap to trees around the site. Therefore due to the location of the extensions and distance to the nearby trees, it is not considered that there will be an adverse impact on the trees during construction or the long term use of the development. The proposal will therefore comply with policy DM24.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

The proposal represents residential development to a residential dwelling situated within the New Alresford Conservation Area. The proposal includes elements that will enhance the significance of the listed building and conservation area, with some other elements that will cause the loss of the historic fabric. Therefore, the cumulative impact of the proposed extension and external works are considered to preserve the architectural and historic character of the listed building. The development is also considered to integrate successfully into the dwelling and wider area, therefore preserving the significance of the conservation area. The internal works to the listed building are typically focused around the 60s extension, but those which take place within the historic core are considered to be preserve the significance of the listed building. Subject to the conditions under this application and its associated LIS application. Therefore the proposed development will preserve the significance of the listed building and conservation area, in accordance with policies DM27 and DM29 of the LPP2, as well as S.66 P(LBCA and S.72 P(LBCA) Act 1990 and NPPF Section 16.

The proposed extension does increase the overall massing of the dwelling as well as including glazing to the south, west and north elevations. Given the existing glazing situation on site along with the new north windows being obscure glazed, there will be on additional overlooking greater than what is already on site. It has been demonstrated that there will be a small increase in overshadowing to the neighbouring property to the north,

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however it is not significant enough to warrant refusal. The proposal therefore complies with policy DM17 of the LPP2.

Bat roosts had been identified within the roof space of the dwelling, the submitted Phase 2 bat survey contains suitable mitigation measures that are secured under conditions. The proposal therefore complies with policy CP16 of the LPP1.

In conclusion, the proposal is considered to be acceptable and to comply with relevant local and national planning policy.

Recommendation

Permit subject to the following conditions:

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 provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

- Proposed Site Plan- Dwg No. 1245/P/101 Rev P1- Received 19.12.2024
- Proposed Basement Plan- Dwg No. 1245/P/103 Rev P1- Received 19.12.2024
- Proposed GF Plan- Dwg No. 1245/P/0103 Rev P1- Received 19.12.2024
- Proposed First Floor Plan- Dwg No. 1245/P/104 Rev P1- Received 19.12.2024
- Proposed Roof Plan- Dwg No. 1245/P/105 Rev P2- Received 10.01.2025
- Proposed South Elevation- Dwg No. 1245/P/106 Rev P1- Received 19.12.2024
- Proposed north elevation- Dwg No. 1245/P/107 Rev P1- Received 10.01.2025
- Proposed East and West Elevations- Dwg No. 1245/P/108 Rev P1- Received 19.12.2024

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

3. No related works shall commence on site until full details of all new materials and finishes to be used for the new extension have been submitted to and approved in writing by the Local Planning Authority. The schedule shall be accompanied by labelled samples. Following approval of those details, the works shall be carried out and thereafter retained in strict accordance with the details so approved.

The details to be submitted shall include:

- [Brickwork, including brick type, colour, texture, size, finish, brick bond, joint profile and mortar mix/colour for the new extension and the front boundary wall]
- [Roofing material, including the type, size and colour of tiles, zinc sheets and membranes, and to the detailing of insulation, ridges, eaves, fascias and soffits]
- [Cladding, including dimensions, finish]
- [Lime Render mix and colour].

Reason: Further information is required because insufficient information was submitted in this regard to ensure preservation of the significance of the listed building, in accordance with Section 16 of the National Planning Policy Framework 2024, Policy CP20 of the

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Winchester District Joint Core Strategy 2013, and Policy DM29 of the Winchester District Local Plan Part 2 2017.

4. All works of repair to the listed buildings necessitated by the works hereby approved shall be carried out using materials, finishes and methods of workmanship to match adjacent fabric in all respects.

Reason: To ensure preservation of the significance of the listed building, in accordance with Section 16 of the National Planning Policy Framework 2024, Policy CP20 of the Winchester District Joint Core Strategy 2013, and Policy DM29 of the Winchester District Local Plan Part 2 2017

5. 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 the relevant 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 ensure preservation of the significance of the listed building, in accordance with Section 16 of the National Planning Policy Framework 2024, Policy CP20 of the Winchester District Joint Core Strategy 2013, and Policy DM29 of the Winchester District Local Plan Part 2 2017.

6. The two new first floor windows in the north elevation hereby permitted shall be glazed 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.

7. The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out within the Phase Two Bat Emergence Survey Report as written by ESL Ltd (September 2024). Thereafter, the measures shall be maintained and retained in accordance with the approved details.

Reason: To ensure that the ecological value of the site is not adversely impacted upon by the development and to improve biodiversity.

8. Prior to the installation of any external lighting on the site, full details of any lighting, including positioning on the building, level of luminance, direction of lighting and details of any motion sensors or timers shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that bats and other nocturnal species are not adversely impacted by the lighting and in the interests of the amenities of the locality

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1. In accordance with paragraph 39 of the NPPF 2024 , 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, CP16, CP20, MTRA2

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM24, DM26, DM27, DM29

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. 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.

6. 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 Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7. Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

8. 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
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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

9. A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.

10. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

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Appendix 1
Cllr Power Referral Form

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

Request from Councillor: Power
Case Number: 24/02762/HOU
Site Address: Wykeham House, 11 Mill Hill, Alresford
Proposal Description: Part single, part 2 storey extension
<p>Requests that the item be considered by the Planning Committee for the following material planning reasons:</p> <p>Although direct sunlight tracking has been provided this does not take into account the loss of indirect light to 13 Mill Hill, and is therefore contrary to DM17: 'does not have an unacceptable adverse impact on adjoining.....property.'</p> <p>DM16. Although obscure glass could be conditioned windows can be opened, and a north facing window is immensely valuable in the very hot summers we now experience. A consequence will be a direct view into the dining room on 13 Mill Hill.</p> <p>DM27 requires development to conserve or enhance the character of an area. The extension will prevent maintenance to one side of the brick and flint wall, assurance is sought that this will not affect the structural integrity of this wall.</p>

- Whilst requests will be accepted up to the determination of the application, Members should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to the committee unnecessarily
- Members should note that referral of an item to the Committee will require consideration as to whether a declaration of interests and / or pre-determination and bias may be necessary. If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting. *Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests, and on Predetermination or Bias in accordance with legislation and the Council's Code of Conduct.*

Once completed, please email this form to the relevant Planning Case Officer and the Service Lead: Built Environment

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