

Application Number: 17/10064 Listed Building Alteration

Site: 3 THE CLOSE, WHITSBURY SP6 3QD

Development: Two-storey extension; stud wall to create wc; remove stud wall; fireplace alterations; create door & ensuite; stud wall to create cupboard; create door into extension
(Application for Listed Building Consent)

Applicant: Mr O'Lone

Target Date: 22/03/2017

1 REASON FOR COMMITTEE CONSIDERATION

Contrary Parish Council view

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Meteorological Safeguarding
Aerodrome Safeguarding Zone
Plan Area
Area of Outstanding Natural Beauty
Archaeological Site
Historic Land Use

Conservation Area: Whitsbury Conservation Area
Listed Building Grade: Grade II 552.34.004

Plan Policy Designations

Countryside

National Planning Policy Framework

NPPF Ch. 7 - Requiring good design
NPPF Ch. 12 - Conserving and enhancing the historic environment

Core Strategy

CS2: Design quality
CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

Local Plan Part 2 Sites and Development Management Development Plan Document

DM1: Heritage and Conservation

Supplementary Planning Guidance And Documents

SPG - Residential Design Guide for Rural Areas

3 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

4 RELEVANT SITE HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
16/10344 One & two-storey rear extension to No. 1 & two-storey rear extension to No. 2	18/05/2016	Granted Subject to Conditions	Decided	
76/NFDC/06302 Removal of thatched roof and replacement with tiles.	22/12/1976	Refused	Decided	
XX/RFR/03503 Garage with access.	16/03/1956	Refused	Decided	

5 COUNCILLOR COMMENTS

No comments received

6 PARISH / TOWN COUNCIL COMMENTS

Whitsbury Parish Council: recommends approval of this application as it will restore and enhance an important village property

7 CONSULTEE COMMENTS

Conservation Officer: unable to support this proposal.

The scale of the new extension is fundamentally unacceptable and would diminish the small scale of the dwelling and completeness of the existing timber frame. Insufficient information has been provided to enable the assessment of the impacts of the proposed works on the buildings historic fabric or demonstrate the full extent of works required.

No comments received

8 REPRESENTATIONS RECEIVED

Total Number of Representations Received: 1

Comment(s): In Favour: 1 Against: 0

Good news that this important and beautiful cottage will be restored and enhanced and should be supported.

9 CRIME & DISORDER IMPLICATIONS

None Relevant

10 LOCAL FINANCE CONSIDERATIONS

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments.

Regulation 42 of the CIL Regulations 2010 (as amended) states that CIL will be applicable to all applications over 100sqm GIA and those that create a new dwelling. The development is under 100 sq metres and is not for a new dwelling and so there is no CIL liability in this case.

11 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case no pre-application advice was sought from the Council. The applicant was made aware of the Council's concerns over the acceptability of the proposal during the course of its consideration and that these could not all be addressed as part of the current submission. Further information was received from the applicant which has enabled some but not all of the concerns to be addressed.

12 ASSESSMENT

- 12.1 The site is located in the countryside, in the village of Whitsbury, A detached Grade II Listed Cottage which sits in a group with other listed buildings in this part of the village. The site falls within the Conservation Area, Area of Outstanding Natural Beauty and also is in an area of archaeological potential. A footpath leads to the Church following the site's southern and eastern boundaries.
- 12.2 The property dates from the C18 and comprises a modest timber framed and thatched roof cottage with single storey projections on its north side. The building has been subject to some C20 alterations, of note seeing the replacement of the historic roof structure in the late 1970's and internal alterations to accommodate the former post office counter. In the context of its setting within the Conservation Area the property forms a small group with No's 1 & 2 The Close with an open relationship between their respective frontages. The land rises across the site to the north east with the rear of the property set in to the adjacent higher ground comprising the rear garden area. There are some existing trees on site to the north of the property and hedgerows along the south and east boundaries.
- 12.3 The application seeks permission for a new two storey extension on the side of the property with associated garden landscaping works and also for internal alterations to the building. The extension would be positioned on the north side of the property, comprising a two storey thatched element linked internally at ground and first floor level. It would be of a staggered position relative to the property's front elevation and project beyond the rear to create an 'L' shaped plan form. In conjunction with this landscaping works would see significant excavations to create a pathway around the north side of the extension and new terrace area at the rear of the property. This new extension would see the removal of the current single storey timber framed and lean-to extensions on this side of the property.

- 12.4 Internal alterations would see the removal of partitions at ground floor level with new inserted to create a WC under the existing staircase. At first floor level the room at the north end of the existing building would be subdivided with a new partition and a new doorway inserted to link to the adjacent room at the southern end of the building. The proposals also detail the removal of the existing hearth and installation of a multi-fuel stove and associated flue, external air vent and new oak mantle shelf.
- 12.5 In respect of any application where heritage assets are concerned, consideration needs to be given to the impacts of the development on their significance to ensure this is not harmed or lost. As noted by the Conservation Officer a key aspect of this building significance is in its diminutive form, in addition to the completeness of its timber framed construction.
- 12.6 As a result of its size the extension would be comparable to that of the original dwelling and as such would overwhelm its current diminutive scale, diminishing a key element of its significance. Although the extension would be recessive to the frontage and height of the original building this would not overcome the impacts of its relative scale when considering the building as a whole. In terms of its appearance and materials it is recognised the extension attempts to emulate the external appearance of the original property. However the resulting design sees some visually awkward arrangements at the junctions with the original building and also as a result of the rear roof design would diminish the definition of the main roof form and proportions.
- 12.7 The extension would also have implication for the existing timber frame on the north-east end of the building. Limited details have been provided in this respect in terms of the junctions between the existing building and extension or how the new internal linking doorway would be accommodated. This would see potential harm to its completeness, again diminishing a key attribute of this building's significance. In terms of the loss of the existing ground floor projections although the timber framed element is of limited historical value, the curved wall of the lean to element indicates that this could be a pre-C20 addition and of more importance to this history of this building.
- 12.8 Internally it is recognised that the building has been subject to some modern alteration. Although it would appear the ground floor partitions and staircase are of modern construction, the first floor wall through which a new opening is proposed would appear to be of an older construction. Furthermore although more recent works have taken place to the existing fireplace with the insertion of a smaller chimney within the original inglenook, there is the possibility of the survival of elements of historic interest. These elements of the building are of potential importance to the significance of the building and as a result could be harmed as a result of the proposed works. In terms of the detailing of the proposed works to the chimney there are also concerns over their achievability. This is in the absence of investigation works to demonstrate the chimney can accommodate the increased heat and that no additional works to the chimney will be required.
- 12.9 As noted by the Conservation Officer this application has been submitted with limited assessment of the building's existing fabric. In the absence of such investigation works the importance of these elements of the building cannot be properly assessed, or the impacts of the proposed

changes to them demonstrated. As advised in the National Planning Policy Framework (2012) para 128, the onus rests with applicants to provide a level of detail that is sufficient to enable the understanding of the potential impact of proposals on heritage asset's significance.

- 12.10 In respect of other internal works proposed the proposed replacement of internal services and sanitary ware could reasonably be accommodated, subject to further details being provided. However the proposed ground floor WC appears disjointed in context with the existing staircase and does not sit sympathetically with the building's retained plan form.
- 12.11 External landscaping works would see significant excavations at the rear of the building. Although lowering the land at the rear of the property should address the currently undesirable situation that is resulting in damp problems within the property, the implications of its removal on the structural integrity of the building have not been demonstrated. As noted by the Conservation Officer such works could result in a need for further structural works however again, in the absence of such information again the impacts of the proposals cannot be fully understood or assessed.
- 12.12 On the basis of the above it is considered that as a result of its relative size, inappropriate form and elements of its detailed design the proposed two-storey extension would overwhelm and be unsympathetic to the current small scale and diminutive form of the existing building. Furthermore in the absence of appropriate evidence, it cannot be demonstrated the proposed extension, internal alterations and external landscaping works would not result in the harmful loss of the building's historic fabric or architectural interest. Although it is noted this building is in need of some renovation works the proposals would not offer any wider public benefit that would outweigh the harm cause.
- 12.13 The applicant and agent have been informed of the officers' concerns regarding the issues raised in this report, when it was advised that the application be withdrawn to allow the opportunity for negotiations to take place and further information to be provided. However, notwithstanding the potential for an acceptable extension to be achieved in principle, the applicant requires the application to be determined in its currently submitted form. therefore, for the reasons given in this report, the application is recommended for refusal.
- 12.14 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that this recommendation, if agreed, may interfere with the rights and freedoms of the applicant to develop the land in the way proposed, the objections to the planning application are serious ones and cannot be overcome by the imposition of conditions. The public interest and the rights and freedoms of neighbouring property owners can only be safeguarded by the refusal of permission.

13. RECOMMENDATION

REFUSE LISTED BUILDING CONSENT

Reason(s) for Refusal:

1. As a result of its relative size, inappropriate form and elements of its detailed design the proposed two-storey extension would overwhelm and harm the small scale and simple form of the original building and completeness of its timber framed construction. This would be unsympathetic to its existing character and special interest resulting in harm, less than substantial, to the significance of this heritage asset which would not be outweighed by any public benefit. As such this proposal would conflict with Section 12 of the National Planning Policy Framework, Policy CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan.
2. This application has been submitted with limited assessment of the building's existing historic structure or fabric. The works proposed would see a number of interventions and changes to this important fabric of the building however in the absence of sufficient information, the application fails to demonstrate the impacts of the proposed changes in this respect. As such this would result in potential harm, less than substantial, to the significance of this heritage asset which would not be outweighed by any public benefit would conflict with Section 12 of the National Planning Policy Framework, Policy CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan.

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

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Further Information:

Householder Team
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New Forest
DISTRICT COUNCIL

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**Planning Development
Control Committee**

April 2017

Item No: 3h & 3i

3

**The Close
Whitsbury**

**17/10063 & 17/10064
SU1219**

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.

