

# **Consultee Comments for Planning Application**

## **SDNP/23/04631/HOUS**

### **Application Summary**

Application Number: SDNP/23/04631/HOUS

Address: Clematis Cottage High Street Droxford Hampshire SO32 3PA

Proposal: Part two storey extension and single storey extension

Case Officer: Drew Blackman

### **Consultee Details**

Name: WCC Historic Environment

Address: Winchester City Council, Colebrook Street, Winchester SO23 9LJ

Email: Not Available

On Behalf Of: WC - Historic Environment Officer South

### **Comments**

Consultation response: NO OBJECTION subject to conditions.

Key issues:

Impact on the setting of listed buildings; Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the NPPF 2021; Strategic Policy SD12 (Historic Environment) and Policy SD13 (Listed Buildings) of the South Downs Local Plan (2014-33); Policies CP19 & CP20 Winchester District Joint Core Strategy.

Impact on the character and appearance of the Droxford Conservation Area; Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF 2021, Policies CP19 & CP20 Winchester District Joint Core Strategy; Policies SD12 and SD13 of the South Downs Local Plan (2014-33).

Comments and advice:

This is an historic cottage, once two cottages, evident by the bricked up doorway on the front elevation. The middle cottage is now subdivided between Clematis Cottage and Homeland to the south. It is within Droxford Conservation Area and falls within the wider settings of listed buildings.

First, it appears some of neighbouring Homeland to the south of Clematis Cottage is part of Clematis Cottage according to the elevation drawings? The line of division between the two cottages ought to be made clearer on the submitted drawings, especially as it appears that changes to Homelands door and porch is proposed to be altered - or is this intended? Please

could this be clarified?

It is proposed to extend the building to the rear, including adding a pitched roof to an existing late C20 extension.

There would be no objection to the extensions proposed from a heritage point of view, subject to appropriate design and detail. However the design of the rooflights should be improved, because they are not an entirely appropriate design for a conservation area, especially as it would affect the setting of a listed building, which sits on elevated ground to the north. It is suggested conservation rooflights which sit within the same plane of the roof covering are installed instead. This could be subject to a condition.

Overall ,there is no objection to the proposals, subject to the following conditions:

1. Prior to the commencement of development hereby permitted, details of all new external window and door joinery shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include drawings and sections at a scale of 1:1, 1:5 and/or 1:10 as appropriate (including sections through glazing bars and meeting bars), to clearly show the construction of the joinery and the finished relationship to the jambs, cills and heads of the wall, and details of final finish (including colour). The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the conservation area.

2. Prior to the commencement of the development hereby permitted, details of the proposed rooflights (including size, manufacturer and model number) shall be submitted to and approved in writing by the Local Planning Authority. The new rooflights shall be of a design which, when installed, do not project above the plane of the roof surface. The development shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the conservation area.

3. Prior to the commencement of the development hereby permitted, no development shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

Large scale details of proposed eaves, verges and parapet details (1:5 section);

Full details of external materials.

The development shall be carried out in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: In the interests of preserving the character and appearance of the listed building and its

setting.

4. All external materials used in the construction of the development hereby approved shall match the type, texture, composition, colour, size and profile of those used on the existing building and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.