

## **H/24/97628 – 14 Winchester Street, Botley, SO30 2AA.**

### **Context.**

This southern part of Winchester Street is within the original Botley Conservation Area first designated in May 1975, extended in October 1988 and reviewed in 2016/17. The house opposite known as Winchester House is listed Grade II, as are three others on the west side of the street together with no 8 on the east side next but one to the south.

In the 2017 review, just being updated before going to committee, Winchester Street from The Square up to no 41 but not including the fire station is in zone 4 and this house which is semi-detached with no.16 to the north and no.10 The Brewery Bar to the south are all highlighted as unlisted buildings that make a positive contribution to the area.

Not only is it in the Conservation Area but the southern flank of no.14 is completely exposed to the open car park of the pub and Winchester Street, so the way the building is extended will be on view to everybody moving north along Winchester Street, in particular those walking, therefore affecting the setting of the heritage asset Winchester House opposite in particular.

A one and two storey extension was added to the rear following an application in 2021 with the two-storey element having a basic flat roof. I objected to this at the time saying - This will not look very clever, a basic flat roof in this position is just not acceptable. A hipped slate roof to match the existing is needed at the southern end of the extension at least to preserve the quality of building in this locale. The application was revised then a subsequent minor amendment was allowed to revert to the flat roof, of which I was not aware.

### **The Proposal.**

The current proposal is to add an even more brutal flat roofed box to the roof, which contrary to the agent's claim, will be visible from the street at the southern end.

The main tenet of development control in a conservation area is that it should preserve or enhance the Boroughs heritage assets which include conservation areas. This does precisely the opposite. This building already has box extensions at ground and first floor level to the rear, an even more brutal one on the roof will affect a far wider area of the conservation area and compromise the quality of the conservation area and the setting of a listed building.

### **Conclusion.**

The design of this proposal is not of good enough quality for inside the conservation area and within the setting of a listed building. Object.

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