

H/24/98187 – 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 down to the Square, so the way the building is extended or altered 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 which roof does not look very clever, a basic flat roof in this position does not enhance the conservation area or even preserve it.

The Proposal.

The current proposal is to add a matching sash window to the south elevation facing the pub car park, which contrary to the agent's claim, will be visible from Winchester Street at the southern end as one travels north.

The agent's heritage report has not been properly updated since the last application for a basic dormer on the rear roof, which was quite rightly refused. This application for a new window to match the other sash ones in the building, being positioned centrally at first floor level, will actually enhance this currently rather bland elevation, so will be a great improvement from a building and environment point of view.

Conclusion.

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 proposal actually falls into the latter category, so no objection.

26.09.2024.

Tim J S Dyer, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA. [Built Heritage Consultant](#).