

WINCHESTER CITY COUNCIL

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 69

SPARSHOLT CONSERVATION AREA

Notice of variation of the Conservation Area Boundaries

NOTICE IS GIVEN that under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that Winchester City Council after consultation, resolved on 26 March 2008 to vary the boundaries of the above mentioned Conservation Area according to the schedule below.

The effects of this area being included within a Conservation Area are summarised as follows:

1. The land is article 1(5) land for the purposes of the Town and Country Planning General (Permitted Development) Order 1995. Permitted development rights are affected namely as far as the extension area is concerned.

- **Class A of the Order (Enlargement, improvement or other alteration of a dwelling house)**
- Development is not permitted if the cubic content of the resulting building would exceed the cubic content of the original dwelling house by more than 50 cubic metres or 10 per cent whichever is the greater.
- Cladding of a dwelling house is not permitted development.
- When interpreting Class A the term “enlargement” of a dwelling house includes the erection within the curtilage of the dwelling house of a building whose cubic content is greater than 10 cubic metres. This means that development involving buildings over the 10 cubic metre limit will need to be assessed by reference to the limits in Class A (height, size, location, etc).
- **Class B of the Order (Enlargement of a dwelling house consisting of an addition or alteration to its roof)**
- Class B is no longer applicable. Roof alterations under Class C (where there is no material alteration to the shape of the dwelling house) are not affected.
- **Class E of the Order (Provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, or the maintenance, improvement or other alteration of such a building or enclosure).**
- This class has a proviso excluding within a conservation area the provision, alteration or improvement of a building with a cubic content greater than 10 cubic metres from the permitted development rights under that Class. This proviso does not cover the other “structures” in the Class, namely enclosures and pools.

2. Trees that are not covered by tree preservation orders gain extra protection. This protection means that anyone intending to prune, fell, lop or top, damage or cut down a tree must serve on the Council six weeks' written notice before such work or in default face criminal proceedings.
3. Demolition of an unlisted building will require conservation area consent other than excepted buildings.
4. When exercising any planning power in relation to land within a conservation area "special attention shall be paid to the desirability of preserving or enhancing the character or appearance" of the conservation area. Planning applications may require additional publicity if it is considered the application may affect the character or appearance of the conservation area.

SCHEDULE

The properties newly included in the extended conservation area (in addition to properties already included) are:

- Land to the north and north-east of Sparsholt Manor. This land is bounded by the northern edge of Westley Lane as far east as the eastern boundary of the sports ground where the extended conservation area boundary shall turn directly south. The southern extended boundary shall run from a point just north of the swimming pool of Sparsholt Manor, roughly eastwards to the point where it transects with the eastern boundary.

A plan showing the precise extent of the Conservation Area is available for public inspection during office hours at City Offices, Colebrook Street, Winchester. A copy of the plan will also be held by the Clerk to Sparsholt Parish Council. Further information regarding Conservation Areas may be obtained from The Historic Environment Team, Cultural Services, Winchester City Council (tel: 01962 848481) or by viewing information held on www.winchester.gov.uk.

Eloise Appleby
Head of Cultural Services