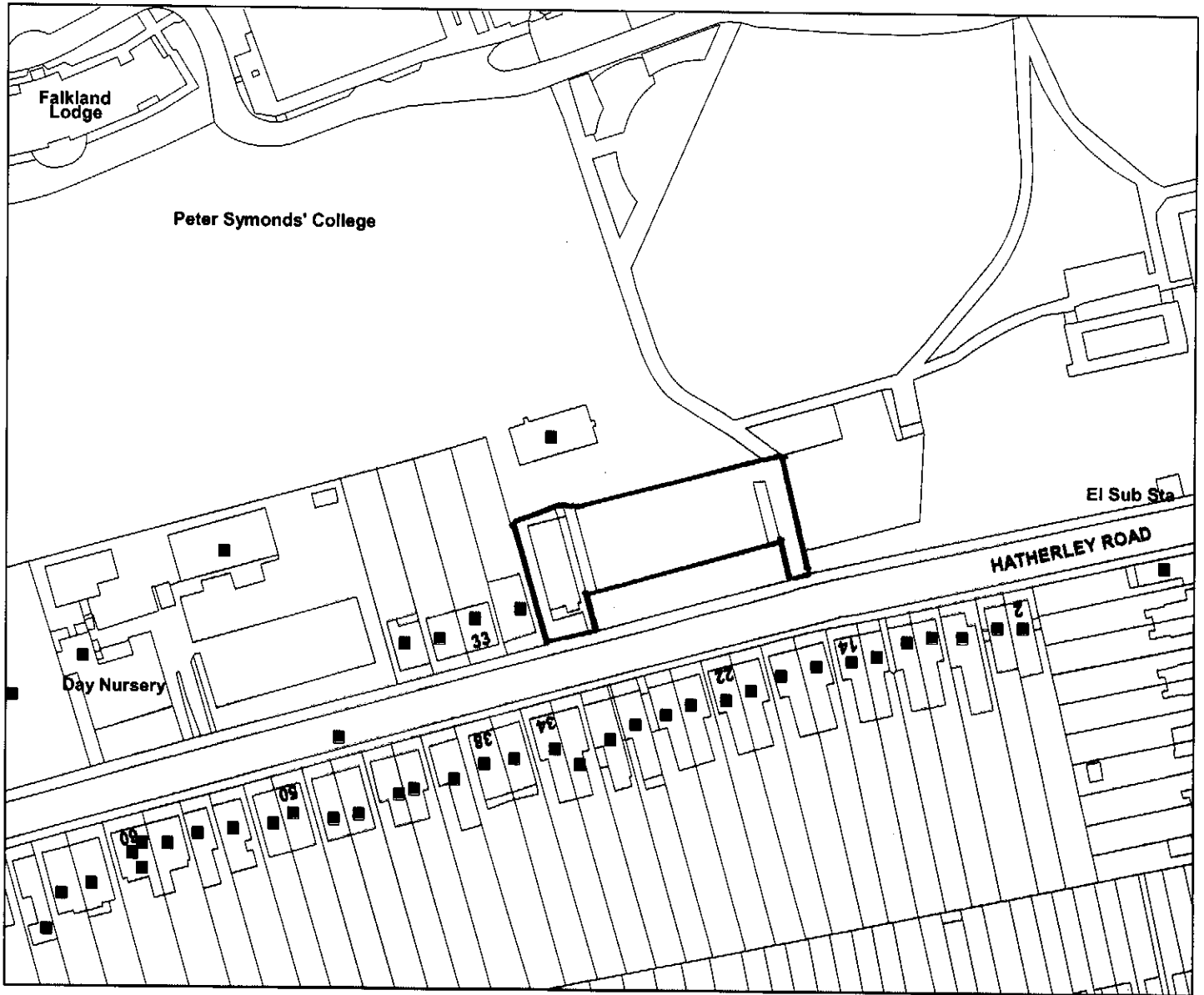


Peter Symonds College, Owens Road, Winchester

11/03052/FUL



Legend

Scale:

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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	22 February 2012
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 4
Case No: 11/03052/FUL / W00060/58
Proposal Description: 1 no single storey building containing two classrooms and WC facilities to replace existing single storey armoury building to the south
Address: Peter Symonds College Owens Road Winchester Hampshire SO22 6RX
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Peter Symonds College
Case Officer: Mr Andrew Rushmer
Date Valid: 4 January 2012
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received (9)

This application is also reported to Committee at the request of Councillor Hutchinson, whose request is appended in full to this report.

Site Description

Peter Symonds School was previously located in Southgate Street in the late 1800's and moved to its current site in 1899. By the time the School converted to a sixth form college in 1974 a number of the buildings still in use today had already been built including Northbrook, School House, Freeman and the Varley building.

Further buildings were completed in the following 15 years but since the start of the 1990's the College has grown, including the construction of six major buildings, in response to growing student numbers and the need to provide additional facilities to meet the changing national curriculum.

The existing Armoury Building is a single storey brick building with a flat concrete slab roof. It is believed that the existing building was constructed in the mid 1930's. The original use was for Cadets and Armoury for the Cadets using the building. It was last used for Cadets and Armoury over 20 years ago.

The building is currently used for the storage of school archives and old student project work.

The structure is in a very poor state of repair and is clearly visible from Hatherley Road.

The existing building is approximately 3.8m from the neighbouring house to the west (at its closest point), and the replacement building would be situated approximately 6.1m away at its closest point. The existing distance to the boundary is approximately 2.8m and would be increased to 5m by the replacement building.

The building is situated on the edge, but just within an area which is designated as RT1 and RT2 land by the Winchester District Local Plan Review 2006.

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The building is situated next to a temporary classroom, which was granted planning permission in 2009 (09/00175/FUL).

Proposal

The proposal involves replacing the existing, fairly dilapidated building with a larger, though still single storey, building approximately 2.2m to the east of the existing structure.

The floorspace would be approximately 158 square metres, which would be 57 square metres larger than the existing building.

The design of the building is contemporary in terms of its form, materials and articulation. The external finishing materials are proposed to be stained Siberian larch cladding, brickwork, tern coated steel (which will appear similar to lead) and a sedum roof, with aluminium window frames.

The roof is effectively mono-pitched, rising away from the neighbouring property. The height to the eaves is 3m at the nearest point to the neighbouring property, and 4m at the opposite end of the building.

Relevant Planning History

06/00174/FUL - Erection of 2 no. two-classroom temporary buildings in south-east corner of grounds. PER 17th March 2006.

06/00517/FUL - Disabled platform lift and enclosure, east wall of sports cafe. PER 13th April 2006.

06/01983/FUL - Erection of switchgear enclosure on side of science building. PER 25th July 2006.

07/00261/FUL - Renewal of temporary planning permission for 2 no. buildings. PER 27th March 2007.

07/00267/FUL - Renewal of planning permission for temporary building. PER 27th March 2007.

07/01329/FUL - Removal of condition 6 of permission W00060/43 to allow continued use of temporary car park. REF 19th July 2007.

07/01388/AVC - Non-illuminated raised lettering and logo. PER 23rd July 2007.

09/00175/FUL - Two storey extension for additional student/staff accommodation at Falkland Lodge. PER 26th March 2009.

09/01242/FUL - Demolition of existing building and installation of replacement temporary classroom block (cedar clad) for a temporary period (Revised Plans) (AMENDED DESCRIPTION). PER 2nd October 2009.

11/00724/FUL - Installation of enclosed canopies to provide covered seating over existing external paved seating area with additional canopies to provide a covered walkway to adjacent building. PER 6th June 2011.

11/00733/FUL - Single storey extension to existing ground floor shop in existing teaching accommodation building. PER 6th June 2011.

11/00780/FUL - Single storey extension on existing low level flat roof to existing Northbrook building on north west elevation providing additional teaching accommodation. REF 1st August 2011.

11/01657/FUL - Replacement single storey sports pavilion located in the existing college playing fields with paved pedestrian access route from the site boundary. PER 9th September 2011.

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Consultations

Engineers: Drainage:

No objection

Engineers: Highways:

No objection, and has recommended the imposition of two condition, which are included in the list of recommended conditions below (please see conditions 5 – 6).

Environmental Protection:

The Council's Environmental Protection Officer has not raised any objection to the proposal. However, she has recommended the imposition of two conditions, one preventing the use of floodlighting, and another restricting the hours of use to 08:30 – 17:00 Monday – Friday (please see conditions 2 – 3).

Landscape:

The Council's Arboricultural Officer has not raised any objection to the proposal, and has recommended the imposition of various conditions.

Representations:

City of Winchester Trust: comment only
Stated that:

'Whilst the City of Winchester Trust has no comment to make about the proposed design of the replacement building, or the demolition of the existing armoury building, it is concerned that the application seems to be responding in an ad hoc way to short-term needs, rather than as part of a master-plan for the whole Peter Symonds campus.'

9 letters received objecting to the application for the following reasons:

- The building is 'substantially' larger than the building being replaced;
- There would be considerable light loss to number 28 Hatherley Road, at both ground and first floor;
- A flat roof would be preferred, and no justification has been provided for the roof form utilised in the design of the building;
- The proposed building has a much larger frontage on Hatherley Road than the existing building and therefore has a greater visual and light impact on the neighbouring properties;
- This will be the first permanent building for students south of the green space, and the residents are concerned that the college will continue to spread out;
- The plans do not show the elevation of the building (presumably this means the existing building), and hence do not illustrate the low height of the current building;
- The Peter Symonds site needs to be properly master-planned, in order to prevent this sort of sporadic growth.
- The bulk and height of the building will be detrimental to the character of the area;
- The location of a teaching building in this location will result in large groups of students being present in the area and hence creating considerable noise and disturbance (including smoking and spreading of litter);
- Planning conditions to address disturbance from noise would not be an acceptable solution, nor would they be enforceable;
- Any replacement building in this location should not be used for teaching;
- 'The building would be totally out of keeping with the surrounding houses and

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- destroy the predominantly residential nature of the area’;
- Part of the site is designated as RT1 land, and as such is important amenity and recreational space, which would be undermined by the height and bulk of this building;
 - The bulk and ‘corporate’ nature of the building is inconsistent with the character of the area;
 - The sloping roof proposed, for ‘purely aesthetic reasons, raises the height of the building dramatically;
 - All of the current buildings in the area, including the Maples Day Nursery next door are domestic in terms of their architectural style;
 - The siting of the Falkland Lodge building on the southern boundary was objected to by residents in 1996, and those objections were upheld by the Council;

Relevant Planning Policy:

South East Plan 2009:

S3, S4

Winchester District Local Plan Review

DP2, DP3, DP4, CE10, CE11, SF6, RT1, RT2

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 9 Biodiversity and Geological Conservation

Planning Considerations

Principle of development

The principle of the proposed development is supported by policy SF6 of the Winchester District Local Plan Review 2006, which states that the development of ‘new, extended or improved facilities and services within the settlements will be permitted’.

The site is situated within RT1 and RT2 land, and these policies place restrictions on new buildings situated on land designated as important amenity and recreational spaces. Turning more specifically to policy RT1, the explanatory text states that some open areas adjoin and are within the curtilages of substantial buildings, and that in these instances policy RT1 excludes the area covered by the main buildings, car parking and circulation area (p.98). In addition, the policy states that occasionally users of properties such as schools and other institutions need additional buildings or extensions, and that this may be acceptable where the development can be accommodated without harm to the appearance of the open area, and its contribution to the character of the wider area (p.98).

Moving on to policy RT2, this aims to preserve the recreational value of important recreational areas, and states that within RT2 designated areas, the development of additional ancillary buildings or hard-surfaced areas will only be permitted where the Local Planning Authority is satisfied that the recreational value of the site would be maintained or enhanced. In addition, the policy states that any retained or replacement provision would need to be of at least equal community benefit, in terms of the facilities provided, potential use, location, suitability and availability.

In the light of the above, it is considered that the proposal is consistent with the requirements of policies RT1 and RT2. The proposal involves replacing an existing

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building, which is currently in a poor state of repair, and currently has a detrimental impact on the appearance of the area. Whereas the replacement building is well designed and a huge improvement on the appearance of the existing building, and accordingly will enhance the appearance of the open area and will have a beneficial impact on the character of the area. Furthermore, the building is located on the absolute periphery of the open space, next to a car park, and relative to the totality of the designated area, replacing this building will have a minimal impact on the open space in a physical sense. In addition, replacing this building will have a greater community benefit than the existing building, as whilst the existing building is a dilapidated storage building, the replacement building will provide new teaching classrooms.

In conclusion, it is considered that the principle of the proposal is supported by policy SF6, and does not conflict with the requirements of policies RT1 and RT2.

With reference to the concerns expressed by the City of Winchester Trust in respect of the 'ad hoc' approach the college is taking to the management of their site, this does not seem a valid criticism in this instance, as the proposal to replace this building stems from an opportunity to make use of government funding in order to replace educational buildings in a poor state of repair. Accordingly, it would seem unreasonable to argue that the proposal should be refused on the basis of not being part of a wider masterplan, or that the proposal should be accompanied by such a masterplan (as per policy DP2).

Design/layout

It is considered that in terms of design and scale the proposal is in accordance with the requirements of policy DP3 of the Winchester District Local Plan Review 2006.

More specifically, the proposed building is of a crisp contemporary appearance, which will clearly be a huge improvement on the existing building. In addition, the use of timber will help to ensure that the building sits comfortably next to the backdrop of trees.

Reference is made in the letters of objection to the appearance of the building being unacceptable as it will appear different from the residential properties in the vicinity and will hence erode the character of the area. However, the existing building clearly does not have a residential appearance, and in design terms it seems far more appropriate to reflect the nature of the use proposed as opposed to attempting to give the building the appearance of a house, as such an approach is dishonest and contrived in design terms. Furthermore, there is a contemporary building of a very similar appearance already situated on Hatherley Road.

Impact on the residential amenities of neighbouring properties

It is considered that in terms of impact on the residential amenity of neighbouring properties the proposal will be in accordance with the requirements of policy DP3 of the Winchester District Local Plan Review 2006.

In terms of any potential overbearing impact or overshadowing, whilst the building is about 40cm taller at the end which is closest to the neighbouring property, it has been moved approximately 2.2m further away, and therefore will not materially alter the impact on the neighbouring property when compared with the existing building.

The properties opposite are approximately 20m away, and will not be affected by the

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proposal.

In terms of the criticism in the letters of objection to the use of a pitched, as opposed to a flat roof, this is not considered harmful, as the roof has a flat roofed section next to the neighbouring property, and the rest of the roof only has a fairly shallow pitch, which rises away from the neighbouring property, and so whilst the height does reach 4m tall, this is at the opposite end of the building to the neighbouring properties, some 16m away, and hence will have no impact on their residential amenity.

Turning to the issue of noise, the Council's Environmental Protection Officer has not raised any objection to the proposal, but has requested that a condition be imposed restricting the hours of use of the building (please see condition 3 below).

Landscape/Trees

There is a belt of trees running along the western boundary, four of which are rated as category A trees and proposed to be retained as part of this proposal. The Council's Arboricultural Officer has raised no objection to the proposal, and the Arboricultural report submitted with this application appears to indicate that due to the building being on top of the existing footprint, the impact on the belt of trees will be acceptable provided protective fencing is used around the trees in order to reduce any new impacts on the trees stemming from the construction activities. In addition, the replacement building will be further away from the belt of trees than the existing building, and the only tree which would be impacted to a greater extent than is currently the case is T7, which is an apple tree, rated as category C, and not considered worthy of a Tree Preservation Order, nor would the impact on this tree justify refusing the application.

Furthermore, a condition has been recommended for imposition requiring compliance with the Arboricultural Method Statement submitted with this application (please see condition 4).

Therefore, it is considered that the proposal is consistent with the requirements of policy DP4 of the Winchester District Local Plan Review 2006.

Highways/Parking

Given that the proposal will not result in increased student numbers or vehicle movements, it is considered that the proposal will have a negligible impact from a highways perspective. Furthermore, the proposal does not warrant the collection of a financial contribution in respect of the Hampshire County Council Highways Contribution Policy.

Other Matters

In terms of ecology, it is considered that given the nature of the existing building, which is flat roofed (and hence with no roof void) and its location in an urban area, there is no reasonable prospect of it providing roosting opportunities for bats.

The sedum roof will also provide an ecological enhancement when compared with the existing building.

In the light of the above, it is considered that the proposal is consistent with the requirements of policies CE10, CE11 of the Winchester District Local Plan Review 2006 and Planning Policy Statement 9.

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A condition has been recommended in order to restrict the use of the building to classrooms (please see condition 8), as if the building were to be used for another purpose in the future, a student gym or café for example, then there could be a harmful impact on neighbouring residents.

Recommendation

Application permitted subject to the following condition(s):

Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 No floodlighting, whether free standing or affixed to an existing structure, shall be provided on the site at any time.

Reason: In the interests of the amenities of the locality, as required by policy DP3 of the Winchester District Local Plan Review 2006.

3 The building hereby permitted shall only be used between the hours of 08:30 - 17:00 Monday to Friday, and shall not be used at any time on Saturday or Sunday.

Reason: In the interest of the residential amenities of neighbouring properties, as required by policy DP3 of the Winchester District Local Plan Review 2006.

4 The development shall be carried out in accordance with the recommendations of the Arboricultural Method Statement submitted as part of this application labelled 11221-AIA-CA-15/08/11. Any deviations from those recommendations are to be agreed in writing with the local planning authority.

Reason: In order to ensure the protection of the important retained trees at the site, in accordance with the requirements of policy DP4 of the Winchester District Local Plan Review 2006.

5 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

6 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

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Reason: In the interests of highway safety.

7 No development shall take place until details of the finished floor levels of the replacement building hereby permitted, relative to existing ground levels, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the proposal does not have a detrimental impact on the residential amenity of the neighbouring properties or the character of the area, as required by policy DP3 of the Winchester District Local Plan Review 2006.

8 The replacement building hereby permitted shall only be used for classrooms, unless otherwise agreed in writing with the local planning authority.

Reason: In order to ensure that the proposal does not result in a use which may have a detrimental impact on the residential amenity of neighbouring properties.

Informatives:

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP2, DP3, DP4, CE10, CE11, SF6, RT1, RT2

South East Plan 2009: S3, S4

Planning Policy Statement 1

Planning Policy Statement 9

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

During demolition/construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Dear Mr Rushmer,

I have studied this application at a meeting with local residents. If officers are minded to recommend 'approval' I would request that the application is brought to PDC for decision. Local residents take the view (which I support) that the application isn't in full accordance with policies DP3 (ii) and DP3 (vii) - in our view the building will adversely change the character of the area, and its usage will significantly (and unacceptably) increase existing noise levels for residents living in that part of Hatherley Road.

If the application goes to PDC I would be grateful for advance notice of the date of the relevant meeting.

with thanks in anticipation of your help

Robert Hutchison

Winchester City Councillor, St Paul ward

21 Clifton Road

Winchester

SO22 5BP

01962-870082

07734-088728