

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 26 May 2005

**Item No:** 09  
**Address:** Sunnybanks Victoria Road Bishops Waltham Southampton Hampshire  
SO32 1DJ

**Parish/Ward** Bishops Waltham

**Proposal Description:** Change of use from residential to commercial offices

**Applicants Name** Mr & Mrs D W Pool & J Pool

**Case No:** 05/00508/FUL

**W No:** W19414

**Case Officer:** Emma Norgate

**Date Valid:** 24 February 2005

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer  
recommendation

**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations  
have been received

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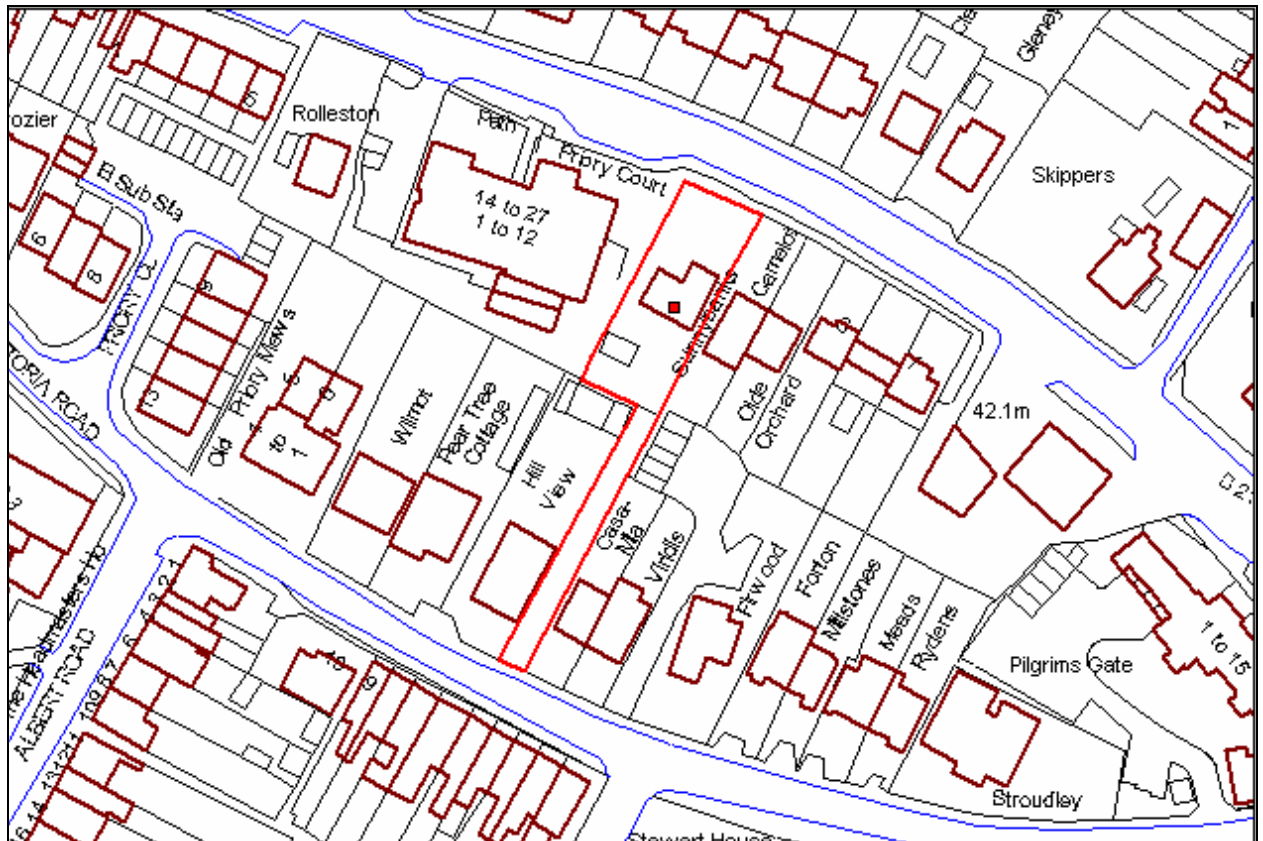
**SITE LOCATION PLAN**

**Case No:** 05/00508/FUL

**W No:** W19414

**Address:** Sunnybanks Victoria Road Bishops Waltham Southampton  
Hampshire

**Proposal Description:** Change of use from residential to commercial offices



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**Site Description**

- Detached two storey building, currently used as a residential dwelling.
- Accessed from Victoria Road which runs to the rear of the site, but fronts onto the Winchester Road.
- Large area to the rear of the site which is laid to hardstanding with a detached single garage.

**Relevant Planning History**

- None post 1974

**Proposal**

- As per Proposal Description
- Applicants propose to change the building to be used as B1(a) offices.
- Originally they intended to have two sets of offices, but have now revised their proposals and will use the whole office themselves.
- The applicants run a business providing health and social care training to local residential and nursing homes.
- Two people are employed at the office on a full time basis and one works part time. They also employ 6 other people who are home based and therefore only visit the site four times per year.
- The business hours are 9.00 – 16.30, Monday to Friday.
- No external changes are proposed to the building.

**Consultations**

Engineers:Highways:

- Comments on the original proposal for 2 office units:
- no highway objections – occupiers of these units will be small scale businesses only and it is anticipated that the additional increase in traffic is likely to be low key in nature. Parking and turning on site are considered to be acceptable.
- An oral update will be given on any further comments.

**Representations:**

Bishops Waltham Parish Council – object

- Loss of a residential dwelling, do not support commercial development within a residential area. Would create an undesirable precedent, plenty of commercial sites available in the town.

Letters of representations have been received from 4 Neighbours and the Bishops Waltham Society

- Concern with regard to the access to the site, down a long gravel drive which could have an adverse impact on amenity.
- Additional traffic.
- Victoria Road is already busy with many parked vehicles.
- Commercial property not appropriate in a residential area.
- Limited parking without compromising on amenity space, additional parking on Victoria Road would increase stopping and starting on the hill.
- Loss of privacy

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- EC1, UB3

Winchester District Local Plan

- E1, H4, EN5, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- E1, DP3, T4

Supplementary Planning Guidance:

- Movement, Access, Streets and Spaces

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 4 Industrial and Commercial Development by Small Firms
- PPG 13 Transport

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The site falls within the settlement boundary of Bishops Waltham, but is outside the Conservation Area.
- Policy H4 in the WDLP indicates that proposals involving the net loss of residential premises will not be permitted unless required to satisfy other policies within the plan.
- This policy is not rolled forward into the revised deposit.
- Therefore, this requires consideration to be given to the other relevant policies within the plan including E1.
- E1 in the WDLP indicates that small scale employment, including changes of use will be permitted within the settlements, subject to a number of criteria.
- This policy is rolled forward as policy E1 in the revised deposit.
- In this instance the proposal falls into B1(a) use class and is therefore acceptable in principle.

Residential amenities

- The site is accessed down a drive from Victoria Road, this passes two dwellings on either side of the drive.
- Policy E1 indicates that proposals should not generate traffic of a type and amount unsuitable inappropriate for nearby properties.
- When consulted on the initial proposals, the City Engineer was of the view that the additional traffic was likely to be low key in nature, and raised no highway objection.
- In the light of the information provided by the applicants, the type of use, the infrequency of people visiting the site, and the suggestion of a condition to make the use personal to the applicants, it is considered that there is insufficient reason to refuse the application on these grounds.
- The building is over 30m from the dwelling to the north-west, across the Winchester Road, it is considered that the application could not be refused on grounds of loss of privacy.

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Highways

- The City Engineer has no objections to the proposal and considered that sufficient parking and turning was available on site.
- With two units of office accommodation, the Highway Engineer commented that it was unlikely that a highway reason for refusal could be successfully defended on appeal.
- No new access onto Victoria Road or Winchester Road is to be created and the proposal will use the existing access.

Comments on representations

- The site falls within the settlement boundary where changes of use are suitable subject to certain criteria.
- Class B1 uses by their nature are considered acceptable in principle within residential areas.
- Any application for further office development would require a planning application to be submitted.
- Other issues addressed within the report.

**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

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

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

02 The use hereby permitted shall be carried on only by Dr. D. W. and Mrs J. Pool and shall not enure for the benefit of the land. When the premises cease to be occupied by Dr. D. W. and Mrs. J. Pool the use hereby permitted shall cease and all materials and equipment brought onto the site in connection with the use shall be removed.

02 Reason: To ensure that the intensity of the use is appropriate to the site.

03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the development hereby permitted shall be used only for purposes within Class(es) B1(a). of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

03 Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

**Informatives**

01. 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.

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

Hampshire County Structure Plan Review: EC1, UB3

Winchester District Local Plan Proposals: E1, H4, EN5, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: E1, DP3, T4