

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 March 2006

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| Item No: | 01 |
| Address: | Halden Williams Bank House Bank Street Bishops Waltham Southampton Hampshire SO32 1AN |
| Parish/Ward | Bishops Waltham |
| Proposal Description: | Change of use from offices to physiotherapy treatment rooms |
| Applicants Name | Miss Sally Louise Hayter |
| Case No: | 05/03026/FUL |
| W No: | W19865 |
| Case Officer: | Mrs Jane Rarok |
| Date Valid: | 22 December 2006 |
| Delegated or Committee: | Committee Decision |
| Reason for Committee: | The application site is in the ownership of Winchester City Council |
| Site Factors: | Bishops Waltham Conservation Area Conservation Area Within 50m of Listed Building Public Right of Way |

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Site Description

- Bank House is a grade II Listed Building in Bishop Waltham's Conservation Area;
- Application site is to the northeast of the Primary Shopping Area of Bishop's Waltham;
- Once a block of three residential units, the two easternmost surviving as offices, including the application site and the western part used as Registry Office;
- Early 19th century, yellow brickwork in Flemish bond, plinth, stone cills, hipped slate roof with a shallow pitch.
- The building is owned by Winchester City Council and leased to Hampshire County Council.

Relevant Planning History

W01791 Change of use from office accommodation to two residential units divided vertically - Bank House Bank, Street Bishops Waltham Southampton Hampshire SO32 1GP - Application Refused - 27/01/1976
W01791/01LB Installation of Heritage Plaque to front of building - Bank House Bank Street Bishops Waltham, Southampton Hampshire SO32 1GP - Application Permitted - 05/04/2004

Proposal

- Change of use of from former B1 offices to D1 physiotherapy treatment rooms.

Consultations

Conservation:

- No objection provided no internal works are undertaken.

Engineers/Highways:

- No objection: it is unlikely that a material increase in traffic will occur as a result of this proposal and it is not envisaged that the proposals will cause demonstrable harm to users of the adjoining highway.

Estates Department

- No objection.

Representations:

Bishops Waltham Parish Council

- No comment.

Letters of representations have been received from 0 Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, EC1, E16

Winchester District Local Plan

- EN5, E2, FS1, HG19, HG7,

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, E2, SF5, HE4, HE13

National Planning Policy Guidance/Statements:

- PPS 1 General Policy and Principles
- PPG 6 Town Centres and Retail Developments
- PPG 15 Planning and the Historic Environment

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Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene

Principle of development

- This application is for a change of use of an office previously occupied by an Accountant to physiotherapy treatment rooms, which is class D1 in the Use Classes Order.
- Proposal E2 of the Employment chapter of the Winchester District Local Plan – both adopted and revised deposit 2003 – seeks to “retain and increase the variety and number of employment opportunities in the District”. The use of this site as a physiotherapy treatment rooms increases the variety of employment uses. Its small scale and low key nature is considered appropriate to this site and location, just off the Primary Shopping Area. It is recognised that other uses within the D1 Use Classes might not be appropriate at this location and therefore the use of this premises has been conditioned solely as a physiotherapy treatment room and no other uses within D1.
- Furthermore, this proposal can also be assessed in terms of Proposal SF5 of the Town Centre, Shopping and Facilities chapter of the deposit review 2003 which encourages the development of new facilities and services within the settlements.

Impact on character of area

- The proposal is unlikely to have an adverse impact on the character of the area: no internal or external alterations are proposed as part of this application.
- The site is within the Bishop’s Waltham settlement boundary which is well served by public transport and car parking facilities and this use is unlikely to generate significantly more traffic than previous B1 uses, as noted by the City Council’s Engineers.

Recommendation

APPROVE

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three 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 (as amended).

02 The development hereby permitted shall be used for physiotherapy treatment rooms and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 2005, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

02 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: UB3, EC1, E16

Winchester District Local Plan Proposals: EN5, E2, FS1, HG19, HG7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, E2, SF5, HE4, HE13

03. LISTED BUILDING CONTROL

The applicant is advised that listed building consent will be required for any proposed alterations to the building (internal or external) and for any signs which it is intended to fix to the premises.