

Item No: 6
Case No: 06/03351/FUL / W05615/02
Proposal Description: Erection of 1 no two storey three bedroom house and associated external works
Address: Public House And Premises The White Swan Bank Street Bishops Waltham Hampshire
Parish/Ward: Bishops Waltham
Applicants Name: Marble Hill Development Ltd
Case Officer: Lorna Hutchings
Date Valid: 10 November 2006
Site Factors: Within 50m of Listed Building

Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received and at the request of Bishops Waltham Parish Council, whose request is appended in full to this report.

Amended plans were received showing a revised design for the single dwelling. Revisions include reducing the size of the dwelling, turning the building so the main elevation fronts Upper Basingwell Street with an improved and more detailed elevation addressing the south, and a more traditional design eliminating the rendered walls.

This application was deferred from 03 July 2007 Committee due to the receipt of the above amended plans with material differences to the design and hence the need for their re-advertisement.

Planning permission (ref: W05615/02), dated 17 April 2007, has been granted for the conversion of the White Swan Public House and Fire Station to the north fronting Bank Street, to 6 no. one bedroom flats with a three bedroom house and cafe/bistro with associated external works.

Site Description

The site comprises a 10.2m x 14.2m site to the south of the former White Swan Public House and to the east of the central public car park of Bishops Waltham.

The site is enclosed by a 1.4m and 1.6m high brick wall on the west and south sides respectively and there is a medium mature pine tree in the west side of the site and a large sycamore tree outside the site further south. The site rises in level fairly steeply on the eastern side at the entrance and then more gradually from the south-eastern corner towards the northern corner. Access to the site is via Upper Basingwell Street from Lower Basingwell Street, which is a single lane road defined by Georgian terrace housing on the east side. A number of cars currently park on the site along its front.

Proposal

The proposal is for a single detached three bed dwelling located in the south-eastern corner of the site, with access from Upper Basingwell Street to a single parking space integral to the house. The dwelling has a 2 storey gable element facing south and a 1 ½ storey hipped element behind with two flat roof traditional dormer windows. The main elevation fronting Upper Basingwell Street is simple and traditional in design with three first floor casement windows, to be constructed of clay roof tiles and red brick.

Relevant Planning History

None.

Consultations

Conservation: Amendments result in a much better design and the proposal will now preserve, if not enhance, the Conservation Area. Approval recommended.

Engineers: Highways: One car parking space proposed is considered acceptable in this instance as the site is located in the centre of Bishops Waltham close to local amenities and a public car park. A financial contribution of £2000 towards Sustainable Transport Improvements is required.

Landscape and Trees: No objections to proposals, there are some trees on site but none are visually significant, the sycamore to the south is important to be retained and new tree planting is required.

Southern Water: No adverse comments.

Archaeology: Site located in an area of high archaeological potential so a written scheme of investigation is needed.

Representations:

Bishops Waltham Parish Council

Object – see comments appended to this report.

Mark Oaten MP

Object - site is overcrowded in light of new application to convert The Swan, will further increase parking problems.

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

- Inadequate parking on site, increased car & service vehicle parking pressures on car park and surrounding roads, poor access onto Bank Street, inadequate public transport, rural location.
- Overdevelopment, pressure on local amenities.
- Design not in keeping, building incongruous to Conservation Area and Listed Building.
- Sunlight and privacy reduced to properties opposite.
- Development on this site prejudices development of pub.
- No tree information.

Reasons not material to planning and therefore not addressed in this report

- Properties will not sell.

1 further letter of objection received following re-advertisement of amended plans.

- Space better used as more parking for bistro and bedsits.
- Upper Basingwell Street has no capacity to cope with additional cars.
- Will overshadow old cottages opposite and change image of street.

No letters of support received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, T2, E4, E16.

Winchester District Local Plan Review

DP3, DP4, HE2, HE4, HE5, H3, RT4, T1.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPG 13 Transport

PPG 15 Planning and the historic environment

PPG 16 Archaeology and planning

PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

None

Other Planning Guidance

None

Planning Considerations

Principle of development

The site is located within the main settlement of Bishops Waltham and so the principle of allowing new residential development is acceptable.

One new dwelling is appropriate given the size of the plot, resulting in a density of 66.6 dwellings per hectare which is acceptable in the town centre location with a high density historic urban grain.

Design/layout

The proposed dwelling is sited to front the main street of Upper Basingwell Street which has a number of historic terraces facing it and the side elevation of the approved pub building conversion, which is in keeping with the street scene.

The building location is such that all four elevations are visible from the public realm and this is reflected in the improved design with a good use of detailing and fenestration.

The scale and form of the proposed dwelling will fit in with the spatial characteristics of the area, leaving a small space to the rear of the dwelling as a gap to the car park and public realm.

Impact on Conservation Area and Setting of Listed Building

Given the above, traditional design and good quality materials, it is considered that the proposal will preserve the character of the Conservation Area and is sited a sufficient distance from nearby premises so as to avoid any detrimental impact on the setting of the neighbouring Listed Buildings.

The site has been underused for some time, is overgrown and is used informally for parking and so the development of a small dwelling will preserve if not enhance the character and appearance of the area.

The Conservation Officer supports a grant of planning permission.

Impact on neighbours

The late afternoon/early evening sunlight to Upper Basingwell Street may be reduced marginally by the proposed dwelling which is to the northwest, however this is not considered materially harmful to the existing properties opposite.

The proposed dwelling directly faces these properties, with 1st floor bedroom windows 7m from elevation to elevation. However, given that the proposed windows are not directly aligned with those existing, and that high density residential development fronting narrow town centre lanes is an historically acceptable situation, it is considered that the proposal will not harm the amenities of the existing properties to a point where a refusal could be sustained. No other residential properties are considered to be materially affected by this proposal.

Impact on trees

A method statement has been submitted which outlines that there are no trees worthy of retention on site and that the large sycamore outside the site will be protected by the retention of the existing wall on the southern boundary.

As some existing small trees are to be removed, it is considered appropriate, in this case, for a

new tree to be planted within the site to soften the impact of the proposed dwelling. The pine tree to the rear is shown as being retained in the rear garden.

Highways

The level of parking proposed, at one space for the 3 bedroom dwelling, is considered acceptable within this sustainable location, which is within walking distance to the facilities and amenities of Bishops Waltham.

The access to the site is constrained due to the narrowness of Upper Basingwell Street, however, the cumulative impact of one small additional dwelling is not considered materially harmful to the road users or free flow of traffic.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Public Open Space and sustainable transport improvements, the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system), subject to the following condition(s):

A Section 106/Section 278 Agreement for:

1. A financial contribution of £2000 towards sustainable highway improvements
2. A financial contribution of £1944 towards the provision of public open space through the open space funding system

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling, including: roof, walls, eaves and soffits, windows and doors and boundary treatment hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

2 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished ground and floor levels and contours:
- means of enclosure, including any retaining structures:

- other vehicle and pedestrian access and circulation areas:
- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

Soft landscape details shall include the following as relevant:

- planting plans:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

3 Reason: To improve the appearance of the site in the interests of visual amenity.

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

4 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

5 Details of the size, species and location of a new tree to be planted shall be submitted to and approved in writing by the Local Planning Authority before occupation of the new dwelling hereby permitted. Such tree planting shall be undertaken during the next planting season following the completion of development.

5 Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.

6 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

6 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

7 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

7 Reason: To protect the character and appearance of the (listed) building.

8 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) no development permitted by Classes A, B, D, E, F of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

8 Reason: To protect the amenities of the locality and to maintain a good quality environment.

9 Details of the following elements of the development, which shall include fully annotated drawings and sections at 1:20 scale, making reference to materials to be used, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the dwellings are occupied:

Eaves details with overhang;

Window details (which shall include 100mm reveals at a minimum);

Doors (which shall be recessed by 100mm at a minimum);

9 Reason: In the interests of the architectural interest of the building and to protect the amenities of the Conservation Area.

10 The existing walls identified on the southern and western boundaries shall be retained as detailed on the approved plans. Details of any alterations shall be submitted to and approved in writing by the Local Planning Authority.

10 Reason: In the interests of protecting the character of the Conservation Area and for tree protection.

11 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

11 Reason: To ensure the permanent availability of parking for the property.

Informatives:

This permission is granted for the following reason:

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:-

Hampshire County Structure Plan Review: UB3, T2, E4, E16.

Winchester District Local Plan Proposals: DP3, DP4, HE2, HE4, HE5, H3, RT4, T1.