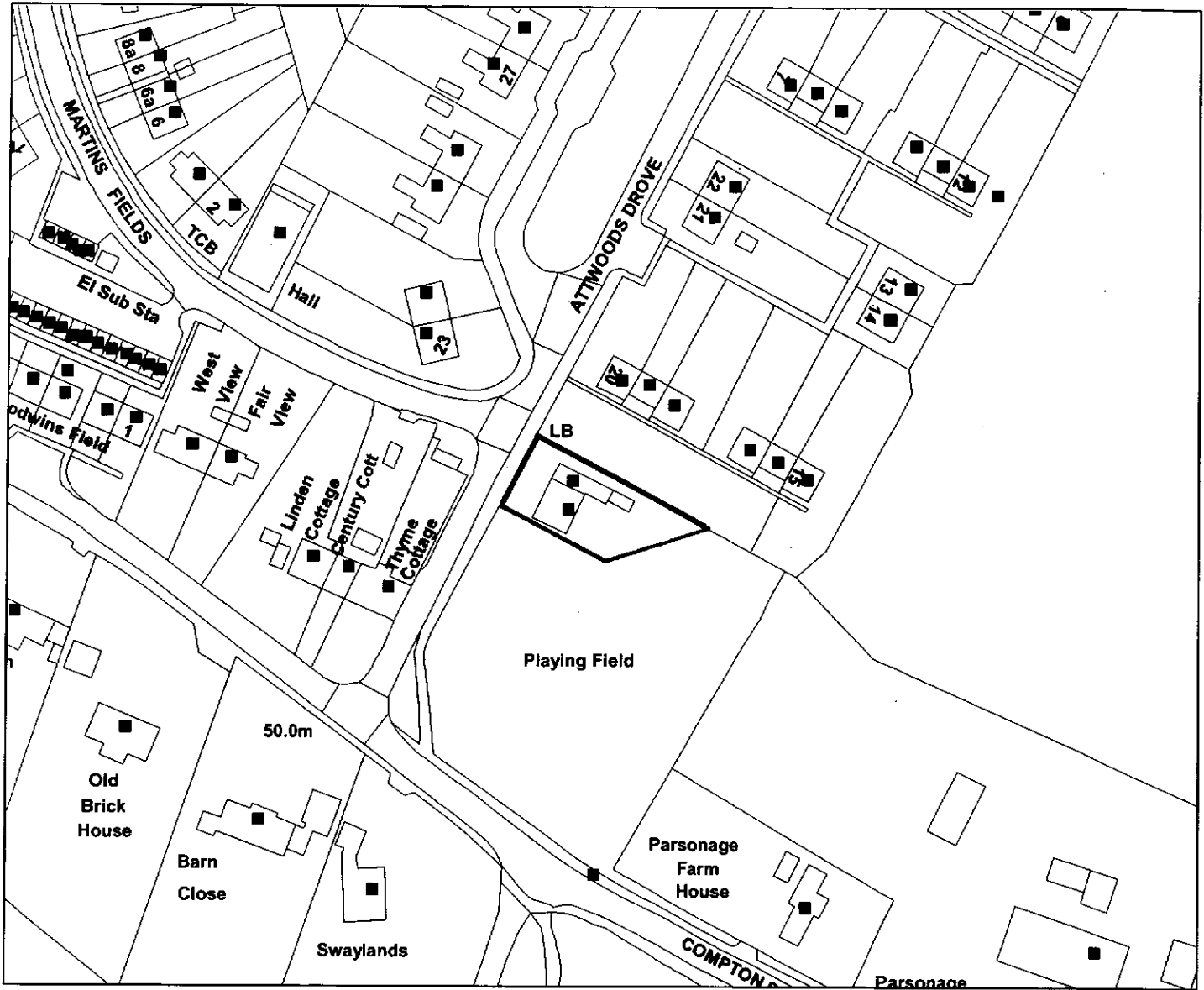


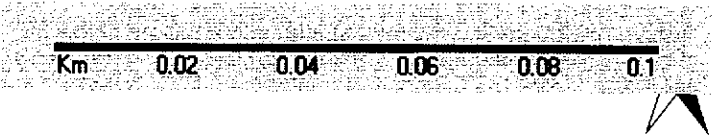
# Post Office & Stores, Compton

10/00577/FUL



Legend

Scale:



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Winchester City Council © 2007.

Organisation	Winchester City Council
Department	Developmentt Services
Comments	
Date	12 May 2010
SLA Number	00018301

**WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA**

<b>Item No:</b>	Item 8
<b>Case No:</b>	10/00577/FUL / W21561/1
<b>Proposal Description:</b>	Conversion of Compton Stores into two no. 2 bedroom flats involving external alterations to existing building, landscaping and the provision of cycle, bin and recycling storage.
<b>Address:</b>	Post Office And Stores Compton News Attwoods Drove Compton Winchester
<b>Parish, or Ward if within Winchester City:</b>	Compton And Shawford
<b>Applicants Name:</b>	Mr S Goodwin (Winchester City Council)
<b>Case Officer:</b>	Nick Parker
<b>Date Valid:</b>	1 April 2010
<b>Site Factors:</b>	Compton Street
<b>Recommendation:</b>	Application Permitted

**General Comments**

This application is reported to Committee because the applicant is Winchester City Council.

**Site Description**

The site relates to the former Compton village post office and stores and is located on Attwoods Drove, opposite the junction with Martin's Fields, on the western outskirts of Compton Street to the south west of Winchester. The village recreation ground is located immediately to the south of the site.

The existing building is two storeys in height and was originally constructed as a shop with a flat above. Since then, the building has been extended, with additional bedrooms added to the first floor over a car port below. The building's appearance is domestic in character.

There is an area of hardstanding to the front of the dwelling, used as car parking, and the rear is laid to lawn and used as a garden. The site boundaries predominantly consist of fences and hedges but there are tall conifer trees on the northern boundary, separating the site from the properties to the north.

The majority of the site falls outside of the conservation area, which abuts the southern boundary of the site.

**Proposal**

It is proposed to convert the existing building into two 2 bedroom flats created on the two floors of the building. The first floor flat would be retained but a new rear access would be created to serve this unit. The rear garden would be split between the two flats.

External alterations are proposed to the front, side and rear elevations including the

**WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA**

rendering of the first floor brickwork. Changes to the front elevation involve the provision of new roofs to the existing bay windows, and a new roof canopy to the front door. The southside elevation involves the insertion of two new first floor windows which would serve dining and living accommodation. A new entrance door is proposed on the rear elevation to provide access to the first floor flat.

In terms of parking provision the existing integral double car port will be retained and would provide 2 car parking spaces, one being within the rear garden, and a further 2 car parking spaces are provided within the forecourt area. A covered cycle and bin storage arrangement is provided within the forecourt area.

New planting is proposed along the edges of the forecourt area adjacent to the front boundary.

### **Relevant Planning History**

09/01689/FUL – Planning permission was refused for the extension and conversion of the existing building to create 4 No. flats. The decision to refuse permission was taken by the PDC Committee on the 19<sup>th</sup> November 2009. The reasons for refusal were:

1. Development as proposed would result in an overdevelopment of the site due to the limited parking and amenity areas available and the likely adverse impact on the character of the area contrary to the provisions of policy DP.3 ii, vii, viii of the Winchester District Local Plan Review.
2. Having regard to the juxtaposition of the site to the conservation area the design of the proposed conversion and extension would not be of a quality appropriate to the character of the area and would be contrary to policy HE 4 of the Winchester District Local Plan Review.
3. The proposal is contrary to policy RT4 of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would undermine the policy's objectives for recreational open space provision within the District.

### **Consultations**

Highways Engineer: No objections subject to conditions 06 and 07. The previous use of this building (and also the fallback position) is likely to result in a higher traffic generation than the proposed use as two flats and therefore increase in traffic is not considered an issue.

Two car parking spaces per unit are proposed, which complies with Winchester City's Residential Parking Standards (2009). Cycle parking provision is also considered acceptable.

Historic Environment Team: No objections. Considers this scheme an improvement on the appearance of the conservation area. The front and rear porches along with the pitched roofs over the canted bay windows are an improved design on existing.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

This scheme is much more successful in addressing parking provision and bin storage and by converting the existing building rather than extending it satisfies overlooking from the children's play area.

Drainage Engineer: No objection. The building is already connected to the public foul sewer with storm water going to soakaways.

Landscape (Trees): No objection subject to tree protection measures secured by condition 05.

Landscape: No objections, subject to landscape conditions 03 and 04.

The site is landscape sensitive as it is partially included within/adjacent to the Compton Street Conservation Area. To the south of the site is a recreation area with items of play equipment close to the boundary. Since the development has been much reduced in size and car parking reduced at the front, improving the schemes visual impact there are no landscape objections.

Tree planting along the southern boundary with the recreation ground should be introduced to positively contribute to the character of the conservation area and diffuse views of the development from the recreation ground.

**Representations:**

Compton and Shawford Parish Council – The parish council do not oppose this application but would like to note the proposal lacks imagination and is a missed opportunity to improve the building and local area.

1 letter received objecting to the application for the following reason:

- Parking concerns. There is still going to be a parking problem, as it is already. By adding a further 4 new vehicles plus any visitor parking the already difficult parking for residents will become worse.

**Relevant Planning Policy:**

Winchester District Local Plan Review (WDLPR)

Policies: DP3 (design), DP5 (amenity open space), HE4 (landscape setting of conservation area), HE5 (development within conservation areas), H4 (infill development), H7 (density and housing mix), SF7 (loss of facilities and services), RT4 (provision of public open space), T4 (parking standards), T5 (off-site contributions).

South East Plan

BE1 (built environment)

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 7 Sustainable Development in Rural Areas

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Supplementary Planning Guidance

Winchester City's Residential Parking Standards (2009)

**Planning Considerations**

Principle of development

Change of use to residential - The site is located within the small rural village of Compton Street, which is not listed as an H3 settlement in the WDLPR and therefore is classified as countryside. Policy H4 of the WDLPR does allow for limited infill residential development, provided that the proposal satisfies various criteria aimed at providing sustainable development in rural areas. The difference between this proposal and the previous refusal (ref. 09/01689/FUL) is the current proposal relates to the conversion of the existing building to fewer units and does not involve a new extension. It is considered that the site occupies a relatively sustainable location in relation to local services and facilities. For example the site lies within the existing village settlement, which has access to village facilities, including Compton All Saints' Primary School, which is within walking distance of the site. The site is also close to a bus stop which provides a regular bus service to Winchester City Centre and Eastleigh. Historically it was used for commercial and residential uses which would have been more likely to generate more activity than two flats. It is therefore considered that the proposed residential use of the building is appropriate in sustainability terms. It should also be noted that the previous planning application ref. 09/01689/FUL was not refused in relation to the principle of change of use to residential.

Loss of shop - The development would lead to the loss of the previous use of the building as the village store, which provided a local service. Policy SF7 of the WDLPR restricts the loss to other uses of those premises currently or last used for the provision of facilities or services. In exceptional circumstances, the policy does allow such development where it can be demonstrated that it is no longer practical or desirable to re-use the premises for its existing or another use likely to benefit the local community.

The applicant confirms that the shop closed in September 2007 after a prolonged decline in its viability, and various efforts to continue trading had failed. The application is supported with a full appraisal of the efforts made to market the property as a shop, or other such use as would benefit the local community. This included marketing the property for a period of 12 months on the agent's web site and the erection of a "for sale" board at the property to generate interest. No interest was shown in either renting or purchasing the property for a commercial or mixed use residential/commercial use. Interest was only shown in the use of the building for residential rent/sale.

The applicant confirms that in addition to the marketing exercise undertaken, professional advice was sought regarding the suitability of the building and its location for use as a shop. The advice concluded that, because of the location, size and convenience of competing modern grocery shopping stores, there was little prospect of a general store in this location.

In light of the supporting information accompanying the planning application, it is considered that there is sufficient evidence to conclude that there is no apparent demand

## WINCHESTER CITY COUNCIL DEVELOPMENT CONTROL COMMITTEE AGENDA

for the existing building to continue as a shop or alternative community use, and that its conversion to residential accommodation is justified. It is therefore considered that the proposed development complies with policy SF7 of the WDLPR. It should also be noted that the previous planning application ref. 09/01689/FUL was not refused in relation to the principle of the loss of the shop use.

### The impact of the development on the character and appearance of the area

The site lies within an existing residential area and is bordered to the south by the village play area. The conservation area also follows the boundary of the playing field and includes part of the rear garden of the site but the boundary excludes the application building. The existing building is residential in character and is seen from the conservation area, as the play area creates an uninterrupted area of open space between the site and Compton Street to the south. The changes to the external elevations of the building are considered to improve its appearance. The additional new planting along the edges of the forecourt would aid in softening the area of hardstanding and improving the appearance of the site. It is also considered necessary to introduce further planting along the southern boundary of the site to diffuse views of the building from the adjacent recreation ground and conservation area. To this end landscaping conditions are proposed (conditions 03 and 04). The proposals are considered acceptable from a design and landscaping perspective and therefore comply with policy DP3 of the WDLPR.

The existing building can be seen from the adjacent conservation area to the south. The character of the environment abruptly changes between the areas of Compton Street and the application site and it is considered that the application site does not contribute significantly to the existing setting of the conservation area. Given the improvements proposed to the external appearance of the building and the requirement for additional planting along the southern boundary (conditions 03 and 04), it is considered that the setting of the conservation area is improved. Therefore the proposal accords with Policies HE4 and HE5 of the WDLPR.

### Highways/Parking

The proposals provide two car parking spaces per flat and additional turning space within the curtilage of the site. The car and cycle parking provision meets the requirements of the Winchester City's Residential Parking Standards (2009). The Council's Highway Engineer has no objection to the proposed level of parking or the impact on highway safety. Condition 07 is proposed in order to ensure the provision and retention of these spaces. On the above basis, the proposal is considered to provide sufficient parking provision and would not be harmful to highway safety.

### Residential amenity

It is proposed to split the rear garden area into two to serve the respective flats. This is considered sufficient to provide adequate outdoor amenity space for the flats. The proposals do not involve additional extensions or significant alterations to the existing building and therefore the changes are not considered to adversely affect neighbouring residential properties. A tree protection condition is recommended (condition 05) in order to protect the tall trees located on the northern boundary of the site adjacent to the neighbouring properties to the north during the construction period.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Public Open Space – financial contribution

Policy RT4 of the WDLP requires all new residential development to make a financial contribution towards off-site public open space and is based upon the fact that the development will increase the burden on existing open space facilities. There are recognised deficiencies in distribution, standard and quality of play space and sports grounds in the parish of Compton and Shawford as demonstrated in the Winchester District Open Space Strategy 2010-11. It is recognised that the site is adjacent the village playing field with play equipment but there are plans to improve it to NEAP status which the occupiers of the flats could use. Therefore the financial contribution is considered necessary. The applicant has agreed to pay the financial contribution.

Conclusion

The proposed development is considered acceptable, as it has been demonstrated that the conversion of the shop into two residential flats is justified in this location and would not adversely affect the character or appearance of the area, highway safety or residential amenity.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space, 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:**

That, provided the applicant enters into a Legal Agreement to secure financial contributions towards public open space (£1846.00), then

**Application Permitted subject to the following conditions:**

**(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.

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

2. Prior to the commencement of development details of the proposed materials used in the external alterations to the development hereby approved shall be submitted to and

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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

3. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If, within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

5. The existing trees and hedgerows, shown as being retained on the approved plan, shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing, in accordance with BS 5837.

Reason: To retain and protect the trees, in order to maintain residential amenity.

6. The proposed access and drive, including the footway crossing, shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

7. Before the development hereby approved is first brought into use, a minimum of two car and two long term (secure/undercover) cycle parking spaces shall be provided per dwelling within the curtilage of the site, and thereafter maintained and kept available.

Reason: To ensure adequate car and cycle parking provision within the site, in accordance with the standards of the Local Planning Authority.



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Informatives**

1. 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.

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

Winchester District Local Plan Review (WDLPR)

Policies: DP3 (design), DP5 (amenity open space), HE4 (landscape setting of conservation area), HE5 (development within conservation areas), H4 (infill development), H7 (density and housing mix), SF7 (loss of facilities and services), RT4 (provision of public open space), T4 (parking standards), T5 (off-site contributions).

South East Plan

BE1 (built environment)

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance

Winchester City's Residential Parking Standards (2009)