

Winchester Snooker Centre

12/01487/LIS



Winchester
City Council



Legend

Scale: 1:625



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Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	21 February 2013
SLA Number	100019531

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 2
Case No: 12/01487/LIS / W06512/11LB
Proposal Description: Demolition of former snooker centre building and erection of 9 dwellings (Use Class C3)
Address: Winchester Snooker Centre Radley House 8 St Cross Road
Winchester Hampshire
Winchester City Ward: St Michael
Applicants Name: Whyteleaf Investment Limited
Case Officer: Mr James Jenkison
Date Valid: 27 July 2012
Site Factors: Winchester Conservation Area
Recommendation: Application Refused

General Comments

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

The application is concurrent with 12/01486/FUL which proposes to demolish the Snooker centre and construct 9 dwellings on the site, including 3 flats as part of a 2-storey flat roof north side extension to Radley house, which is a Grade II listed building.

Listed building consent is required to demolish the snooker centre and curtilage wall along Edgar Road and construct the new 2-storey north side extension to Radley House.

Site Description

The snooker centre comprises a single storey commercial shed style building attached to the side and rear of Radley House, a Grade II listed building that fronts on to St. Cross Road and backs onto Edgar Road. A brick boundary wall approximately 2.9 metres high has been constructed at the Edgar Road boundary and serves as the west elevation of the snooker centre. The floor level of the snooker centre is set approximately 2 metres below the level of Edgar Road and the roof has been designed to maintain a low profile, affording views over the site from St. Cross Road towards the 2-storey traditional terrace houses on the west side of Edgar Road.

The listed building is a three storey villa, with more modern single storey side extensions evident from St. Cross Road. The side extension to the south has been sympathetically designed to create an elevation of narrow brick archways consistent with the size and spacing of the main ground floor windows of the original house. The archways cast a shadow over the glazing behind ensuring that the extension does not visually compete with the original house. The side extension to the north (serving the entrance to the snooker centre) is less sympathetic with much larger archways and a main wall including light render, resulting in the extension being noticeably discordant with the original listed building.

Immediately adjoining the site to the north is the National Tyres and Autocare site at the corner of St. Cross Road, St. James Lane and Edgar Road. The site, comprising a single storey industrial building and advertisements, contrasts strongly with the surrounding historic area, which consists of 2 and 3 storey buildings.

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On the west side of Edgar Road, is a row of two-storey terrace houses dating from the nineteenth century and typified by small front gardens and narrow plots. The terraces can be divided into three groups - with one group being constructed of red bricks and incorporating small bay windows, another group constructed of yellow brick and incorporating single storey bay windows and the third group finished in various shades of render and having no bay windows, but including dormer windows in the roof. These houses range in height from 8 to 9 metres. Consistent with this, small groups of modern terraced housing, of high quality design, have been constructed along the east side of Edgar Road and the north side of St. James Lane.

Proposal

The proposal is to demolish the snooker centre and curtilage wall along Edgar Road and construct a terrace of 5 houses and an apartment (4 x 3-bedroom dwellings, 1 x 2-bedroom dwelling and 1 x 1-bedroom flat) along Edgar Road and construct a 2-storey side extension to Radley House to provide and 2 x 1-bedroom and 1 x 2-bedroom flats. Radley House is approximately 10.7 metres high.

The extension to the north side of Radley House will comprise 2 x 1-bedroom flats approximately 48m² in size at ground floor level and 1 x 2-bedroom flat approximately 72m² in size at 1st floor level. The ground floor flats would have no private gardens or amenity space, whilst the 2-bedroom apartment would have a terrace of approximately 22 square metres. The extension will be set behind a brick arched colonnade and have a flat roof approximately 5.5 metres height. Behind the brick arch, the front elevation will have full height glazing and 1st floor level having a green wall enclosing the terrace. 1st floor level will be set back approximately 2.5 metres from the front elevation of the original building. An alley is to be provided along the north side elevation, providing access to the rear of the site where the gardens of the dwellings fronting Edgar Road are to be located.

10 carparking spaces are to be provided at the front of the site in front of the proposed extension to Radley House.

Relevant Planning History

10/00514/FUL - (Amended Plans) Demolition of existing snooker centre, erection of 3 no. 3 bedroom and 3 no. 2 bedroom dwellings fronting Edgar Road, 2 storey side extension to Radley House for D1, D2, A1 or A2 use, associated landscaping (AFFECTS THE SETTING OF A LISTED BUILDING). Permitted subject to conditions 7th January 2011.

10/00734/LIS - Demolition of existing snooker centre, erection of 3 no. 3-bedroom and 3 no. 2-bedroom dwellings fronting Edgar Road, 2-storey side extension to Radley House for D1, D2, A1 or A3 use, associated landscaping (AFFECTS THE SETTING OF A LISTED BUILDING). Permitted subject to conditions 7th September 2011.

11/00681/FUL - Removal no. 17 of planning permission 10/00514/FUL, Winchester Snooker Club redevelopment to allow occupation of the residential units before the completion and occupation of the facility accommodation. Refused 29th June 2011. Appeal ref: APP/L1765/A/11/2161052 dismissed 27 February 2012

12/01486/FUL - Demolition of former snooker centre building and erection of 9 dwellings.

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Concurrent with this application.

Consultations.

Head of Historic Environment:

Snooker centre dates from the mid-C20 and does not make a positive contribution to the character and appearance of the conservation area.

Red brick wall alongside Edgar Road deemed to be listed and is of historic provenance. Its loss could be acceptable if there was an over-riding benefit to both the setting of Radley House, and to the overall character and appearance of the conservation area, from new development to replace it.

Front screen wall to the north of Radley House dates from 1982 and listed building consent required for its demolition.

Objected to the originally submitted plans for the front elevation to the Radley House extension (which showed white rendered walls and domestic windows) as it would be prominently visible, leading to an unbalanced arrangement to the wings (where the opposite wing, used for offices, have simpler glazed walls behind the arches).

Supported the amended plans to this elevation, which takes the form of a tinted glazed screen wall more akin to the office accommodation on the south side of Radley House, as they would strengthen the symmetry of the elevations to St Cross Road, to the benefit of the listed building and the character and appearance of the conservation area.

No objection would be raised to the demolition provided that a suitable replacement scheme has been granted planning permission.

Representations:

City of Winchester Trust: had no comment to make on the application.

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

- Roof and wall materials should be in sympathy with streetscene.
- 10 carparking spaces insufficient for 9 dwellings.
- Construction safety and work times should be considered.
- Contributions should go to improving Edgar Road.
- Wall along Edgar Road adjoins garage of No.10 St. Cross Road- which should not be damaged.

Relevant Planning Policy:

South East Plan 2009:

CC.4, CC.6 , BE6

Adopted Winchester District Local Plan Review 2006:

HE5, HE14

Winchester District Local Plan Part 1: Joint Core Strategy (JCS):

CP20

National Planning Policy Guidance/Statements:

National Planning Policy Framework:

129 – LPA's to assess significance of heritage assets that may be affected by a proposal.

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- 132 - great weight should be afforded to the conservation of heritage assets.
133 - Consent should be refused for development that causes substantial harm to designated heritage assets
134 – Developments that cause less than substantial harm should be weighed against the public benefits of the proposal.
Supplementary Planning Guidance
Winchester Conservation Area Project
Retail and Town Centre Uses Study 2010.

Planning Considerations

The Conservation Area and Radley House are heritage assets and proposals for the demolition of buildings within the curtilage of the listed building and extensions to the listed building must be assessed in terms of the impact on the setting and character of the listed building and the Conservation Area.

There is an extant listed building consent (10/00734/LIS) for the proposed demolition works and extension to the listed building. However, this requires the extension to Radley House to be constructed in accordance with approved details that also have planning permission 10/00514/FUL, and where the approved details for the extension are for a commercial unit.

The current planning and listed building consent applications propose an extension to Radley House that includes dwellings rather than a commercial use and different layouts and details. The extension as proposed would require both planning permission and listed building consent before it could be implemented and the concurrent planning application (12/01486/FUL) is recommended for refusal. If the planning application were to be refused, but the listed building consent granted, then the extension that forms part of the listed building consent would not be able to be implemented as the extension would not benefit from the necessary planning permission. Granting of listed building consent could therefore result in the demolition of the boundary wall along Edgar Road along with the demolition of the snooker centre, including the north wing of Radley House, resulting in the listed building becoming unbalanced in appearance and an open and undeveloped gap. This would be visually harmful in itself and could result in the undeveloped land being left in an un-used state wrapping around the building, which would have a visually harmful effect on the setting of the listed building.

It is therefore considered that in the absence of a suitable scheme that accords with planning policies it is not possible to grant listed building consent for the demolition of the snooker centre or demolition of the wall on Edgar Road or consent for the extension which requires listed building consent in its own right which would result in a gap harmful to the character and appearance of the Conservation Area.

Recommendation

Application Refused subject to the following condition(s):

Reason

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1 Without planning permission for a suitable replacement scheme it is considered that the demolition of the wall and structures and the resultant gaps would be harmful to the Conservation Area, the setting of the listed building and the streetscene contrary to Policy HE7 of the Adopted Winchester District Local Plan Review 2006.

Informatives:

In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

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

Winchester District Local Plan Review 2006: SF2, SF7, RT4, DP3, DP9, HE5, HE14
Joint Core Strategy Part 1: WT1, CP3, CP6, CP7, CP8, CP10, CP11, CP21
South East Plan 2009: CC.4, CC.6 , BE6, H.3, T.2, T.4, NRM.11

**City Councillor's request that a Planning Application be considered by
Planning Development Control Committee**

Request from Councillor Ian Tait
Case Number: 12/01486/FUL & 12/01487/LIS
Site Address: Winchester Snooker Centre Radley House 8 St Cross Road Winchester Hampshire SO23 9HX
Proposal Description: Demolition of former snooker centre building and erection of 9 dwellings (Use Class C3) (AFFECTS THE SETTING OF A LISTED BUILDING)
Requests that the item be considered by the Planning Development Control Committee for the following material planning reasons: To determine whether it can be demonstrated that the local area is better served by a wholly residential development as suggested in the majority of the letters of representation submitted to the Council rather than trying to retain an element of commercial/community use which to date has not been sufficiently attractive to cause any serious interest resulting in the site remaining undeveloped and in a deteriorating condition. It has been argued that the financial viability on the scheme may be questionable if the residential element is conditional on the delivery of the commercial component.

Once completed, please email this form to the relevant Planning Case Officer and the Head of Planning Management.