

PLANNING DEVELOPMENT CONTROL (ROYAL OBSERVER CORPS) SUB-COMMITTEE

13 April 2005

ROYAL OBSERVER CORPS, WORTHY ROAD, WINCHESTER

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

Contact Officer: Elaine Patterson Tel No: 01962 848566

RECENT REFERENCES:

PDC415 - Residential Conversion and Development, Former ROC HQ, 26/04/04  
PDC419 - Minutes of Planning DC (ROC) Sub-Committee, 26/04/04 - 27/05/04  
PDC435 - Minutes of Planning DC (ROC) Sub-Committee, 1/06/04 - 28/06/04  
PDC449 - Report to Planning DC (ROC) Sub-Committee, 3/08/04  
PDC462 - Minutes of Planning DC (ROC) Sub-Committee, 3/08/04 – 9/09/04  
PDC472 - Report to Planning DC Committee, 28/09/04 and minutes  
PDC490 - Report to Planning DC Committee, 9/12/04 and minutes  
PDC492 - Recommendation Report to Planning DC Committee, 9/12/04

EXECUTIVE SUMMARY:

The Sub-Committee are asked to consider a proposal on the site of the Royal Observer Corps Building, for the erection of 9No. new dwellings and the conversion of the listed building into 4No. new dwelling units.

RECOMMENDATIONS:

- 1 That the report be noted and any comments be forwarded to the Planning Development Control Committee for consideration.

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REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

DETAIL:

1 Introduction

- 1.1 The application seeks the planning permission for the erection of 9No. new dwellings on site as well as the conversion of the Gd II listed Royal Observer Corps building to 4No. dwelling units.

2 Detail

- 2.1 Planning Development Control Committee on 9 December 2004 deferred applications W18729/02 and W18729/03LB, which proposed the conversion of the listed building to 4No. dwelling units, and the erection of 17No. new dwelling units on site.
- 2.2 The applicant has now submitted amended plans proposing 9No. new dwellings at 1 1/2 storeys in height and the conversion of the listed Royal Observer Corps building to 4No. dwelling units.

3 Consultations

- 3.1 A detailed consultation exercise was carried out when the amended drawings were received.
- 3.2 Publicity for these amendments expires on 18 April 2005.
- 3.3 Conservation Officer: No objection to the principle of development at this site. The change of use of this Listed building is acceptable in principle and in accord with PPG 15: 2.18 and 3.8. After the Committee decision to refuse the previous application for conversion the applicant has rethought these proposals. The demolition of the existing building is largely confined to later additions. The innovative concrete beam and column with infill concrete planks is to be retained as is the two storey operation room together with its two air locks.
- 3.4 However the works do include the following modifications: A new roof window is proposed within the existing operation room. The roof of the rear service rooms is to be removed to give an inner courtyard garden. An original corridor is to be demolished to enable the building to be divided to give what the developer perceives to be three saleable units. The outline of the existing building in this area is to be retained by changing the hard landscape material.
- 3.5 These alterations do not change the external appearance of the building dramatically. Small changes include a new doorway on the west elevation and changes to block windows and doors on the south and east elevations. The ducts and wall at high level

on the south elevation are to be reinstated. The drawings of the existing building now show more detail. I am now convinced this use is likely to be the only appropriate re-use.

- 3.6 Any reservations that I have are mitigated by the need to retain and find a new use for this important listed building. A difficult problem considering the constraints of the site and of the building itself. It is considered that the application is in accord with PPG15 3.4, HG19, and HE13, PPG15:3.12, HG20 and 22, HE14.
  - 3.7 The scale and number of the new buildings have been reduced. While they do not take their architectural cues from the listed building they do have some relationship with that of the surrounding streetscape. It is considered that due to the reduced impact of these new proposals they respect the setting of the listed building and the proposals are now also in accord with PPG15, HG23 and HE16.
  - 3.8 If this proposal were to be permitted it is very important that a condition be imposed that a full repair schedule for the listed building is agreed prior to work commencing on site. A further condition should be imposed that this repair work is completed before any of the buildings on the site are inhabited together with a further condition imposed to ensure that the listed building and surroundings are kept in good condition, perhaps by the creation of a management company. It may be appropriate that this is covered by a s106 agreement.
  - 3.9 Highways Engineer: Commented: The previous scheme proposed a one-way system, insufficient space is allowed for the turning of vehicles from units 5&6.
  - 3.10 An amended plan has subsequently been received and the Highways Officer comments are awaited.
  - 3.11 Trees: Vital information is still missing. The distance allowed for the limes on Abbots Road is inadequate. A detailed Tree Impact Assessment and Method Statement indicating realistic protection measures for the site is required.
  - 3.12 Landscape: As the boundaries facing Worthy Road and Abbots Road are visually important in terms of local character and prominence, it is imperative that the boundary trees and vegetation are located outside the back gardens if we are to ensure their long term management and protection. Garden boundaries therefore need to be agreed at this stage to clearly identify ownership and management responsibilities.
  - 3.13 Housing Enabling Officer: Only 13 units are proposed in this latest application. This is below the threshold of 15 units which the Local Plan policies state is the trigger point for the provision of affordable housing. As a Housing Section we would like some affordable housing on this site but unless the developer is offering some units or you or your colleagues feel there are grounds for the provision of such accommodation then our negotiating position is very weak.
  - 3.14 English Heritage: Comments awaited.
  - 3.15 Any updated comments on revised plans will be reported verbally to the meeting.
- 4 Representations
- 4.1 City of Winchester Trust: Comments awaited.

4.2 No letters of representation have been received.

4.3 An oral update will be made on any comments received.

## 5 Planning History

5.1 W18729 Residential redevelopment comprising conversion of existing building to form 3 No. one bed and 1 No. two bed dwellings, demolition of ancillary buildings and erection of 15 No. two bed terraced dwellings and one three storey block of 8 No. one bed flats with associated parking, cycle/bin stores and alteration to existing access Withdrawn 13 July 2004.

5.2 W18729/01 Alterations to provide conversion of existing building to form 4 No. dwellings, demolition of ancillary buildings and erection of 15 No. two bed terraced dwellings and one four storey block of 8 No. flats with associated parking, cycle/bin stores and alteration to existing access Withdrawn 9 August 2004.

5.3 W18729/04LB Demolish Royal Observer Corps building Refused following Planning Development Control Committee on 10 December 2004.

5.4 W18729/04. Erection of 24 no: dwellings, associated parking and alteration to existing access (OUTLINE) Refused following Planning Development Control Committee on 10 December 2004.

## 6 Relevant Planning Policies

6.1 Development Plan:

Hampshire County Structure Plan Review: UB3, T2, T4, T5, T12, H2, H7, H8, H11, R2, E1, E6, E8, E16, E17

Winchester District Local Plan: EN1, EN4, EN5, HG19, HG20, HG22, HG23, H1, H5, RT3, T8, T9, T11

Winchester District Local Plan Review Deposit and Revised Deposit: DP1, DP3, DP4, DP5, HE13, HE14, HE16, H2, H5, H7, RT3, T1, T2, T3, T4

6.2 Supplementary Planning Guidance:  
Better Mix  
Parking Standards 2002

6.3 National Planning Policy Guidance/Statements:  
PPG 1 General Policy and Principles  
PPG 3 Housing  
PPG 13 Transport  
PPG 15 Planning and the Historic Environment

## 7 Assessment

7.1 Previous applications proposed conversion of the listed building and the construction of a terrace of 3 storey town houses and 2No. semi-detached 2 storey houses. A subsequent application for the demolition of the listed building was refused by Planning Development Control Committee. The present amendment has been submitted following negotiations with officers.

- 7.2 Concerns raised at previous meetings related to the conversion of the listed building, the scale, massing and siting of the new dwellings and the impact on adjacent residents. The central siting of the listed building constrains the form of development that can be satisfactorily accommodated on the remainder of the site. The applicant now proposes a revised conversion of the listed building after negotiations with the Conservation Officer.
- 7.3 The proposed new dwellings have been reduced in height and number and thus will have less impact on the setting of the listed building. The reduction in height of the proposed dwelling units minimises the impact on the amenities of occupiers in adjacent houses, particularly to the rear of the site on Manningford Close.
- 7.4 The site area measures 0.42Ha. 13No. units are proposed on site giving a density of 31 dwellings per Ha.
- 7.5 A tree impact assessment and method statement is required to demonstrate that the visually important trees, particularly those along the Abbots Road boundary will be protected.
- 7.6 Members will be updated verbally regarding the highways layout amendment.
- 7.7 Conclusions
- 7.8 Officers consider that the amended plans have taken into account initial concerns.

#### OTHER CONSIDERATIONS:

#### 8 CORPORATE STRATEGY (RELEVANCE TO):

- 8.1 Homes and Environment: to provide affordable homes in safe and pleasant environments for all sectors of our community.
- 8.2 Green Agenda: to minimise pollution and waste and to make efficient use of resources
- 8.3 Social Inclusion: to ensure that everyone can play a full part in the life of their community.
- 8.4 Customer Service: to provide a high standard of customer service in all that we do.
- 8.5 Cultural and Leisure Opportunities: to increase access to cultural and sporting activities.

#### 9 RESOURCE IMPLICATIONS:

- 9.1 To be met from existing budget allocations and staff resources

#### BACKGROUND DOCUMENTS:

Files: W/18729; W/18729/01LB; W/18729/04LB; W/18729/05