

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Decision

<b>Case No:</b>	06/03352/FUL	<b>Valid Date</b>	10 November 2006
<b>W No:</b>	05615/03	<b>Recommendation Date</b>	5 February 2007
<b>Case Officer:</b>	Mr Michael Wright	<b>8 Week Date</b>	<b>5 January 2007</b>
		<b>Committee date</b>	
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Conversion of the White Swan Public House and Fire Station to 6 no one bedroom flats; three bedroom house and cafe/bistro with associated external works.
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<b>Site:</b>	Public House And Premises The White Swan Bank Street Bishops Waltham Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	Y/N	N	Y	N		Y

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

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**AMENDED PLANS DATE:-20/12/2006**

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**Item No:** Item 8  
**Case No:** 06/03352/FUL / W05615/03  
**Proposal Description:** Conversion of the White Swan Public House and Fire Station to 6 no one bedroom flats; three bedroom house and cafe/bistro with associated external works.  
**Address:** Public House & Premises The White Swan, Bank Street, Bishops Waltham, Hampshire  
**Parish/Ward:** Bishops Waltham  
**Applicants Name:**  
**Case Officer:** Mr Michael Wright  
**Date Valid:** 10 November 2006  
**Site Factors:**  
Conservation Area  
Within 50m of Listed Building  
**Recommendation:** Application Permitted

### General Comments

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

The application has been the subject of amended plans submitted in December. The main alterations to the originally submitted plans relate to the secure cycle and bin storage facilities to the above site.

### Site Description

The site is located on the edge of Bishops Waltham's Town Centre boundary and within the Conservation Area. The plot extends to 451.6sqm. The former White Swan Public House fronts onto Bank Street with the main entrance directly off the pavement and a secondary entrance facing Basingwell Street Upper. The former Fire Station is set back from Basingwell Street Upper with a number of informal parking bays located between the building and the street.

The area is primarily residential with a range of two storey house styles ranging from the 17<sup>th</sup> to the 20<sup>th</sup> century. A large car park is located to the south-west of the site. Two public houses are located at the southern end of Basingwell Street.

### Proposal

The application seeks full planning permission for the conversion of the White Swan Public House and Fire Station to 6 no one bedroom flats, a three bedroom house and cafe/bistro with associated external works. The residential density would translate into 155 dwellings per ha.

The proposed renovation of the former White Swan Public House would retain the existing fabric with the exception of minor alterations such as new doors and new or amended windows. Internal alterations are required to reinstate the building into a habitable condition as it is in a poor state of repair. The café/bistro would occupy the ground floor replacing the previous pub although with a slightly smaller floorspace. An existing small first floor terrace on the western boundary would be improved by means of a 1.8m high parapet wall as a safety feature and to prevent overlooking of

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the rear garden of the adjacent property. The former Fire Station has suffered from a number of unsympathetic alterations and extensions and is in a state of disrepair. It is proposed to replace the existing rear section with a new building of similar scale. A small first floor terrace located off the master bedroom would form part of the design and set behind a parapet wall.

A total of 4 on-site parking spaces are proposed with direct access to Basingwell Street Upper as well as a secure bicycle shelter and refuse storage.

### **Relevant Planning History**

None.

### **Consultations**

#### Conservation:

The re-use of the former Swan Public House and Fire Station is acceptable and in accordance with policy.

#### Engineers: Highways:

The application site is located at the centre of Bishops Waltham which is considered to be an area of high accessibility. The previous use of the site would have also generated a high trip rate together a significant demand for car parking. The amount of car parking provided is considered to be acceptable in this instance. However the cycle and bin store is not considered adequate to provide the minimum number of 6 cycle parking spaces plus sufficient space for the wheelie bin requirements. The amended plans show sufficient cycle parking and wheelie bin storage space.

#### Environmental Health:

No objection subject to conditions to cover the installation of noise insulation to protect the flats from the café/bistro and details of the means of extraction for its kitchen (conditions 9, 10 and 11)..

#### Landscape:

No objection. The loss of a small number of trees that are all low category due to their poor condition or small size would have no significant adverse impact on the contribution of trees to the amenity or local landscape character.

#### Hampshire Constabulary:

No objection.

#### Archaeology:

No objection subject to conditions.

### **Representations:**

#### Bishops Waltham Parish Council

Objects to the application as the proposed development would constitute an undesirable over-intensive use of the building which would have an adverse effect on the amenities of occupiers of adjoining properties. Concerned about lack of amenity space, loss of leisure amenity, neighbouring privacy and refuse bins on highway.

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

- Insufficient on-site parking.
- Generation of additional traffic.
- Insufficient parking in area.
- Overdevelopment of site.
- Concern about loud music.
- Neighbouring amenity and privacy.
- Disposal of waste and cooking odours.
- Change in Street Scene of Conservation Area.

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1 letter of support received.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB1, UB2, UB3, H5, H7, H11, R2, T2, T4, T5, E16 & E17.

Winchester District Local Plan Review:

DP1, DP3, DP5, DP6, HE2, HE5, HE6, H3, H7, SF2, SF4, RT4, T1, T2, T3, T4 & T5.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPG 15 Planning and the historic environment

PPG 16 Archaeology and planning

**Planning Considerations**

Principle of development

The proposal lies within the settlement boundary of Bishops Waltham where residential development is considered acceptable in policy terms subject to specific site constraints. The proposal is in accord with Policy SF4 which promotes residential development that brings into use upper floors. The density would translate into 155 dwellings per ha for the residential component. PPS3 does not set an upper limit for density. The fact that the number of bedrooms has only increased from the existing 8 to a proposed 9 as well as the urban character of the area and sustainable location ensures that the proposed density is considered acceptable. The proposal includes at least 50% 1 or 2 bed properties with a gross floor area not exceeding 75sqm floorspace, which accords with policy H7.

Policy SF2 requires that the proposal should not result in a loss of leisure floorspace at ground floor level. Although the floorspace of the café/bistro is slightly less than the vacant Public House the design is more efficient and accommodates modern requirements and is hence likely to be more viable. The reduced floorspace is therefore considered acceptable.

The refurbishment and modest external alterations of the White Swan PH and replacement of the rear of the former Fire Station are in accordance with policy HE5 which states that within Conservation Areas development proposals which preserve or enhance the character or appearance of the area and the character of the existing building would be permitted. The proposal is also in accordance with policies DP1, DP3 and DP5 which accommodates design concerns.

It is considered that the conversion of the White Swan Public House and Fire Station to 6 no one bedroom flats, a three bedroom house and cafe/bistro with associated external works accommodates the policy requirements and is acceptable in principle, subject to the consideration of the following:

Design and Impact on Character of Conservation Area

The proposed renovation of the buildings, which are in a poor state of repair, would retain the existing fabric with the exception of minor alterations such as new doors and new or amended windows. The replacement of the existing rear section of the Fire Station with a new building of similar scale, while maintaining the front elevation, is also acceptable from a design point of view. It is considered that the proposal would enhance the value and contribution to the Conservation Area.

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Neighbouring Amenity

The most affected neighbour is the abutting property to the west known as Miss Batts Cottage. Only one new high level bedroom window has been located on the west elevation overlooking the neighbouring rear garden. An existing first floor terrace on the western boundary would be improved by means of a 1.8m high parapet wall as a safety feature and to prevent overlooking of the neighbouring rear garden. The existing rear section of the former Fire station would be replaced by a new building of similar size. A small first floor terrace located off the master bedroom would form part of the design and be set behind a parapet wall to prevent overlooking of the neighbouring rear garden. Given the siting and bulk of the existing building, it is not considered that the proposal would result in a further unacceptable loss of light or an overbearing impact to the rear garden of the neighbouring property.

Conditions have also been imposed with respect to sound amplifying equipment and fume extraction details for the café/bistro in response to concerns expressed by neighbouring residents as indicated in Conditions 9, 10 and 11.

Overall it is considered that the redevelopment of the site would not have a materially harmful impact on the amenities of neighbouring properties.

Landscape/Trees

A landscape scheme has been requested by way of planning condition (no. 3) to ensure that the details of the proposed hard and soft landscaping, which is acceptable, would be implemented.

Highways/Parking

The Highways Engineer is satisfied that the amount of car parking provided is acceptable due to the location of the application site in an area of high accessibility to services and facilities. The amended plans show 6 no secure lockable cages of adequate size for bicycles as well as an increase in refuse storage capacity.

Private Amenity Space

Private amenity space is limited to a small area on the southern side of the proposal. Although smaller than desirable the existing amenity space is in poor condition and not well used. Given the urban nature of the area and the opportunity for alternative recreational opportunities it is considered acceptable.

Representations

The report has sought to establish that the proposal is consistent with relevant policy. It is considered that the matters raised in objection have been dealt with and are not sufficiently robust to impede the granting of approval, subject to conditions.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Public Open Space and Sports Provision, 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 – subject to a Section 106 for:**

**1. A financial contribution of £988 towards the provision of public open space and sports provision through the open space funding system.**

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**(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 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

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 details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the existing and proposed levels and contours, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall be carried out in accordance with the approved details prior to the completion of the development.

Reason: In the interests of maintaining the amenity value of the area.

5 The units indicated on the floor plans shall not be converted into larger dwellings without the grant of planning permission.

Reason: To ensure the retention of small dwellings in accordance with Policy H7 of the Winchester District Local Plan Review.

6 All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 8.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of adjoining properties during the construction period.

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7 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.

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

8 Development shall not begin until surface and foul water drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory provision of foul and surface water drainage.

9 Details of a scheme for protecting the proposed dwellings from noise from the cafe/bistro shall be submitted to and approved by the Local Planning Authority in writing before the development commences. Any works which form part of the approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

10 No sound amplifying equipment, which when operated is audible outside the premises, shall be installed in the premises without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby properties.

11 Details of the means of extraction of fumes from the premises shall be submitted to and approved in writing by the Local Planning Authority and shall be installed before the use hereby permitted is commenced, and thereafter maintained and operated in accordance with the approved details.

Reason: In the interests of the amenities of the adjoining properties.

12 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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the west elevation(s) of the proposal hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties.

13 The secure cycle and bin storage facilities shall be erected as indicated on drawing no 2.04 rev. 00 before any of the dwellings are first brought into use and maintained in good condition thereafter.

Reason: To ensure the retention of these essential facilities.

14 The 1.8m parapet wall on the west elevation forming an effective visual screen shall be erected before the dwelling is first brought into use as indicated on drawing no 2.03 rev. 00 and maintained in good condition thereafter.

Reason: To protect the amenity and privacy of the adjoining residential properties.



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**Informatives:**

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.

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

Hampshire County Structure Plan Review: UB1, UB2, UB3, H5, H7, H11, R2, T2, T4, T5, E16 & E17.

Winchester District Local Plan Review: DP1, DP3, DP5, DP6, HE2, HE5, HE6, H3, H7, SF2, SF4, RT4, T1, T2, T3, T4 & T5.