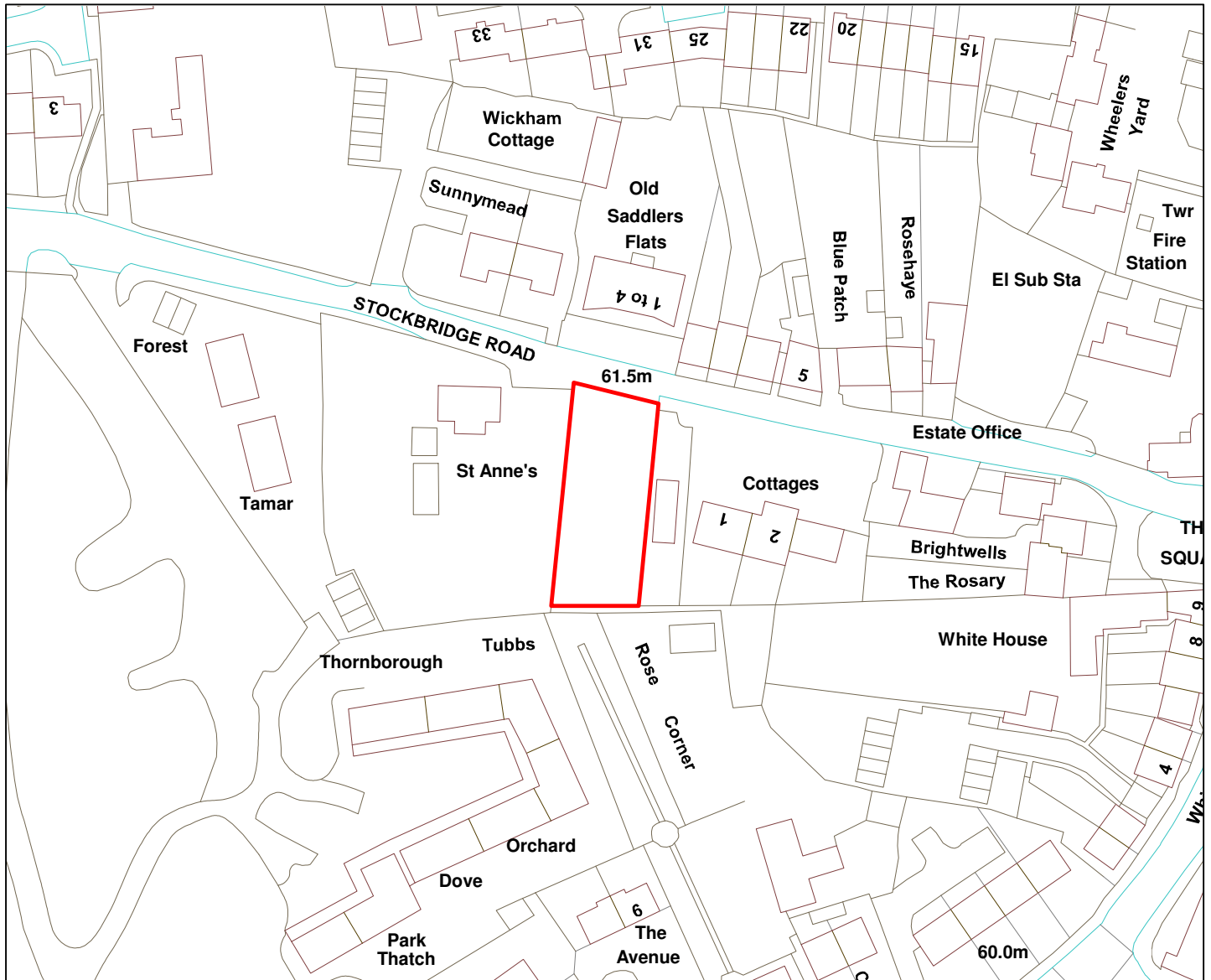


Stockbridge Rd, Sutton Scotney

09/01754/FUL

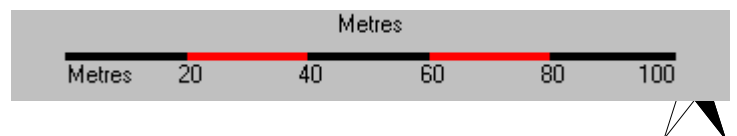


Winchester
City Council



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	04 November 2009
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 19 November 2009

Item No: 3
Case No: 09/01754/FUL / W21375
Proposal Description: The repair and replacement (where deemed necessary) of existing windows and doors, introduction of 7 no. conservation roof-lights, and the replacement extension to rear (Part Retrospective)
Address: Egg Day Nursery Stockbridge Road Sutton Scotney Winchester Hampshire
Parish, or Ward if within Winchester Town: Wonston
Applicants Name: Mr & Mrs White
Case Officer: Mrs Julie Pinnock
Date Valid: 28 August 2009
Site Factors: Sutton Scotney Conservation Area
Within 50m of Listed Building

Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received

A separate application (09/01829/FUL, Item 4 on this agenda) is also under consideration for the replacement of all existing windows, and that application also includes the 7 no. rooflights and rear extension. This application relates to the selective replacement of windows where it is not possible for them to be repaired.

Site Description

The site lies to the south side of Stockbridge Road. It is situated on land raised from the road, and the front grassed area is divided by a footpath cut between the raised grass areas held by retaining walls. To the road frontage, the retaining wall has a manicured hedge. It should be noted that part of the frontage has currently been breached to facilitate contractors' access whilst undertaking internal conversion works at the building.

There is no off-road parking and no delineated footway for pedestrians along Stockbridge Road.

The building is a disused late Victorian Methodist church of a simple and austere design, and remains largely unaltered and intact, including original windows with some coloured glass and an inscription above the entrance.

Proposal

The proposal is to repair as many of the existing windows as possible (and only replace those windows when it is deemed necessary) to match the existing ones, the replacement of the rear entrance door and the insertion of 2 new doors to the east side elevation and the introduction of 7 no. conservation rooflights to the roofslope of the east elevation, and the rebuild of a single storey extension to the rear elevation.

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Relevant Planning History

09/00/199PRE - Preliminary Enquiry regarding proposed use of building for day nursery including the insertion of two mezzanine floors - key advice provided on 04/03/2009, 26/03/2009, 24/07/2009 and 09/09/2009.

Consultations

Building Regulations:

Advises that a Building Regulations application is required.

Historic Environment Team:

The Conservation Officer raises no objection to the proposal, subject to conditions to control the final design of the rooflights and to ensure that the glazing of the existing windows, including marginal panes, be replicated into the new windows if replacements are required.

Environmental Protection:

No adverse comment to make.

Representations

Wonston Parish Council:

Supports the application.

14 letters received objecting to the application, for the following reasons:

- Replacement windows should be conditioned to remain obscure

The letters included reasons aside not material to this planning application and therefore not addressed in this report:

- Increased parking and traffic movement;
- Stockbridge Road should have been closed – requirement of previous planning decision (Pigeon House Yard/Field developments);
- No pavement along Stockbridge Road – danger for pedestrians;
- Stockbridge Road is narrow with parked cars – increases danger;
- Poor visibility at junction Stockbridge Road/Oxford Road;
- No staff / visitor parking;
- Collection / drop off of children – safety;
- Chapel only used for limited occasions – significant increase now proposed;
- Effect on infrastructure;
- Poor public transport;
- Permission should be sought for all aspects of work currently being undertaken at site i.e. food-to-go service; cooking and smell; waste storage; means of enclosure; levels/excavation; sewage; play equipment; air conditioning units;
- Use of building for day nursery should require planning consent – 56 children;
- Open / hours of use – 8.00 a.m. – 6.00 p.m. 51 weeks per year;
- Loss of privacy/noise;
- Should impose condition/Section 106 to require a comprehensive transport assessment;
- Shortage of nursery provision in the area.

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3 letters of support received:

- Should allow replacement windows, with double glazing.

Relevant Planning Policy:

South East Plan 2009:

BE6

Winchester District Local Plan Review

HE.5

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 15 Planning and the Historic Environment

Planning Considerations

Principle of development

The site is situated within the policy boundary of Sutton Scotney and within the Sutton Scotney Conservation Area. The principle of alterations to non-listed buildings within Conservation Areas is subject to Policy HE.5 of the Local Plan. This requires that proposals to alter buildings should ensure that the character of the existing building is respected and that changes do not result in the loss of original architectural features, or traditional materials or townscape features that contribute to the character or appearance of the Conservation Area. It also requires the reinstatement of features, where necessary, to preserve or enhance the character or appearance of the Conservation Area.

The principle of development is therefore acceptable.

Impact on character of area and neighbouring property

The existing building makes a positive contribution to the character of this part of the Sutton Scotney Conservation Area and, although not listed, is a historic building. It is raised from the highway, and has a large grassed area to the frontage. The building is visible in the street scene. The rooflights to the east elevation will be visible in views from the east along Stockbridge Road; there are 6 evenly spaced rooflights in the main roof, and 1 on a lower roofline to the rear. Whilst these are visible, they will not detract from the character of this building, and are conservation style rooflights, which should fit flush to the roof. A replacement single storey building has been erected to the rear, and this is not visible in the public realm, and improves the appearance of the previous, poor quality addition. The insertion of two new doors to the east side elevation will allow access into/out of the building. The doors are considered to be an acceptable design, to match the existing style of the building and reflect the existing windows, and they do not impact detrimentally on the character and appearance of the conservation area.

The occupiers of St Anne's, to the west, have commented that the windows are currently finished with an obscure glass, and that their replacement should be conditioned accordingly. Condition 4 requires the repairs to be undertaken to replicate the existing windows.

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Historic Environment:

The Conservation Officer has provided advice to the applicants about the external changes to the building, to ensure that the external visual character is retained for the benefit of the overall character of the Conservation Area. Initially, the applicant proposed double glazed plastic window replacements, but has now accepted the Officer's advice, which is to provide a matching repair or replacement. The Conservation Officer advises that the principle of conservation of historic buildings includes a staged approach to alterations, which sets out the priority of repair as a first option, to ensure the retention of as much historic fabric as possible and which will allow the windows to be retained in good working order. Sometimes, the repair will require original timber to be replaced, and the replacement of the original with a replica is the second principle to be applied to historic buildings. This should only be applied to each individual window depending on its condition, and there is often not a justification for replacing all windows, although it is acknowledged that this does sometimes occur. The use of single glazing is required, although the provision of a secondary double glazing could be added internally (this would not require planning consent). A condition is recommended to ensure single glazing (Condition 4).

Other Matters

The majority of the representations received in response to this application relate to the proposed use of the building, rather than the changes and insertion of windows/doors.

The representations stem from the fact that the change of use of this redundant Methodist church to a children's day nursery does not require planning consent. Both uses fall within Class D1 of the Town and Country (Use Classes Order) 1987 (as amended), and therefore no material change of use has occurred, and the Local Planning Authority has no control over the use. It should be noted that the insertion of two mezzanine floors does not constitute development and, similarly, these aspects of the works do not require planning consent.

The applicant has been advised of what works do or will require planning consent, which includes engineering operations (to make material changes to the levels); new boundary treatments (over a certain height); food-to-go service (fact and degree on the scale and nature of the activity); play equipment (permanent fixed equipment). It is not possible to require the submission of that information in relation to this application.

The Officers have highlighted to the applicants various issues arising from the change of use, for their consideration, and have also been invited to attend a liaison meeting set up by the Early Years division of Hampshire County Council, to see if an action plan can be established to deal with areas of concern raised by residents.

Conclusion

Whilst it is acknowledged that the change of use of the building is a concern for local residents, this application only seeks to repair and replace existing windows, insert new doors and rooflights, and replace a single storey storey outbuilding. The proposal accords with Policy HE.5 of the Local Plan, and approval is recommended, subject to conditions.

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Recommendation

Application Permitted, subject to the following conditions:

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 materials to be used in the construction of the external surfaces of the single storey rear extension hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing building.

3. No development shall take place until details of the final design of the rooflights has been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation type rooflights which sit flush with or below the roof covering. The insertion of the rooflights shall be carried out in accordance with the approved details and thereafter retained.

Reason: To ensure that the external visual character of the building is retained, for the benefit of the character of the Conservation Area.

4. The repair of the existing windows, and replacements, where required, shall be carried out using single glazing, which includes coloured marginal panes to replicate those on the existing windows, and thereafter retained.

Reason: To ensure that the external visual character of the building is retained, for the benefit of the character of the Conservation Area.

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:-

Hampshire County Structure Plan Review: BE6
Winchester District Local Plan Review 2006: HE.5