

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 04
Address: Rosemary Holt Edward Road Winchester Hampshire SO23 9RB
Parish/Ward Winchester Town
Proposal Description: Change of use from residential retirement home to single dwelling
Applicants Name Meadway Houses (Winchester) Ltd
Case No: 05/02287/FUL
W No: W19756
Case Officer: Mrs Angela Banham
Date Valid: 16 September 2005
Delegated or Committee: Committee
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:

Civil Aviation
Conservation Area
Tree Preservation Order

UPDATE

This application was deferred at the 1st December 2005 Committee. Members requested that officers should negotiate with the applicant to obtain evidence to support the proposal for a Change of Use from residential retirement home to residential use. This would be likely to constitute evidence that the property had been marketed for a use likely to benefit the community. They also requested that Legal investigations should be made to ensure that the applicants could enter into a 106 Legal Agreement to ensure that the proceeds of any sale should be used to fund the extension of Meadway another residential care home owned by the same company. A large extension to Meadway was approved earlier in the year.

The applicant has instructed consultants who have not as yet been able to provide the required information at the time that this Report was prepared. A verbal update will be given at Committee

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Site Description

- Large 3 storey render and tile house off unmade Edward Road within Winchester Conservation Area.
- Good size garden with some important trees.
- Originally built as a single dwelling, but subsequently converted to a Nursing Home.
- The site is owned by Meadway Houses (Winchester) Ltd, a small local charity which owns two properties in Winchester, Meadway House and this property.

Relevant Planning History

- No previous history on this site.
- 05/01576/FUL Two storey extension and alteration to access at Meadway, Mead Road, Winchester. Permitted August 2005

Proposal

- The Proposal is for a Change of Use from residential retirement home to a single residential dwelling.
- The sale of this property by Meadway Houses is in order to fund the approved extension at their larger property Meadway. (see history above)

Consultations

Engineers: Highways:

- No Highway objects – traffic generated will be less than current levels

Representations:

City of Winchester Trust:

- No comment

Letters of representations have been received from 10 Neighbours

- All of these letters are letters of support for this proposal
- The proposal would improve the traffic situation and the environment in Edward Road.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 E16

Winchester District Local Plan

- EN5 H1 HG7 FS2 FS8

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 H2 HE5 SF6

Supplementary Planning Guidance:

- Winchester Housing Needs Survey

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development
- PPG 3 Housing

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Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Residential amenities
- Highways
- Comments on representations
- Conservation area

Principle of development

- The principle of this development is not acceptable in Policy terms because it is contrary to Local Plan Policies.
- WDLP Proposal FS2 and WDLP(R) Proposal SF6 state that “the LPA will not permit proposals which would result in the loss to other uses of premises or sites currently or last used for the provision of facilities and services. Such proposals may exceptionally be permitted where the Local Authority is satisfied that it is no longer practical or desirable to re-use the site or premises for its existing or another use likely to benefit the local community”),

Impact on character of area

- The perceived view of the local residents in Edward Road is that their environment would benefit from this Change of Use, both because of the reduction in traffic movements and because the use is in keeping with their residential uses.
- The Conservation Area would be largely unaffected by this proposal.
- However no other possible uses for facilities and services which might be acceptable in Policy terms, have been explored by the applicant prior to the submission of this application
- All of these factors have to be weighed against the fact that this proposal is contrary to Local Plan Policies, so the recommendation is to Refuse.

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposal as submitted is contrary to Policy FS2 of the Winchester District Local Plan and would be likely to prejudice Proposal SF6 of the emerging Winchester District Local Plan (Review) in that it would :-

a) result in the loss to other uses of premises or sites currently used for the provision of facilities and services;

02 It has not been demonstrated that the site cannot be used for another use likely to benefit the local community.

Informatives

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5 HG7 H1 FS2 FS8

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3 HE5 H2 SF6