

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2006

Item No: 04
Case No: 06/00430/FUL / W07922/13
Proposal Description: Change of use of part of ground floor to self-contained flat (RETROSPECTIVE) (RESUBMISSION)
Address: Shedfield House Sandy Lane Shedfield Southampton Hampshire
Parish/Ward: Shedfield
OS ref:
Applicants Name: Mr D M Reeves & S R Norris Reeves
Case Officer: Mr Neil Mackintosh
Date Valid: 20 February 2006
Site Factors: Countryside
Listed Building
Recommendation: That temporary consent for 5 years be permitted, subject to a legal agreement/obligation

General Comments

This application is reported to Committee at the request of Shedfield Parish Council, whose request is appended in full to this report
This is a resubmission of an application that was refused earlier this year. However, on this occasion the application is supported by a Section 106 Obligation.
An application for Listed Building Consent is also being considered by Committee, but the two applications are not interdependent.

Site Description

Shedfield House is a large, listed house in fairly extensive grounds, situated next to the junction of Botley Road and Sandy Lane. It is bounded to the East by the Marriott Golf Course and to the North by a small industrial estate in converted farm buildings. There are accesses from both roads.

The application site contains separate staff accommodation and outbuildings.
The first part of the listing description of the house is, as follows;
Country house. Of many phases, being extended from time to time: originally a C16 lobby entrance house, extended c.1700 at the south end, with further south extension and internal changes of c.1820, many-gabled wings of the mid C19 attached to the long west side, and a large entrance unit added 1902;
The proposed change of use is not in the original part of the house but in the C19 wing.

Proposal

This application is to convert three rooms in a wing of Shedfield House into a self contained flat for a period of five years.

Relevant Planning History

These rooms were used in the past as a flat but by a family member.
A kitchenette was fitted by the previous owners.
The rooms above form a self-contained flat that is the subject of a Lawful Development Certificate (LDC 402)
W07922/11 – change of use of part of ground floor to self contained flat, refused January 2006;
Reasons
01 The development is contrary to Policies C1 and C2 of the Hampshire County Structure Plan Review and Policies C1, C14 and H3 of the Winchester District Local Plan, and would be likely to prejudice Proposals C1, C24 and H4 of the emerging Winchester District Local Plan Review, in that it represents an undesirable additional dwelling, for which there is no overriding justification, in an area of countryside.

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02 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan Review and Policy RT3 of the Winchester District Local Plan, and would be likely to prejudice Proposal RT3 of the emerging Winchester District Local Plan Review, in that it fails to make adequate provision for public recreational open space to the required standard and would therefore be detrimental to the amenities of the area.

Consultations

Conservation:

'OK subject to agreed 106 and no work on LB'

Engineers: Highways:

No highway objections, sufficient area exists to provide acceptable on-site parking and turning.

Environment Agency:

No objection, in principle.

Representations:

Shedfield Parish Council – Object – see attached

No letters of objection received.

No letters of support received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

C1, C2, H10

Winchester District Local Plan

C1, C2, C14, C21, H3, EN5, HG18, HG20

Winchester District Local Plan Review Deposit and Revised Deposit:

C1, C24, H4, DP3, HE14

National Planning Policy Guidance/Statements:

PPS 1 General Policy and Principles

PPG 3 Housing

PPS 7 The Countryside – Environmental Quality and Economic and Social Development

PPG 15 Planning and the Historic Environment

Other Planning guidance

Guide to the Open Space Funding System

Movement, Access, Streets and Spaces

Planning Considerations

Principle of development

The main considerations are whether the need to repair and maintain a listed building overrides the normal presumption against the creation of new dwellings in the countryside. In this case, the applicant is applying for a temporary permission for 5 years, after which the rooms concerned would revert to being part of the main house.

Policy C14 and H3 of the Winchester District Local Plan state that residential development and change of use will not normally be permitted in the countryside. However, Policy C21 states, when talking of buildings in extensive grounds, that '*subdivision of such buildings to flats or dwellings may exceptionally be permitted*'. This is subject to certain criteria.

Proposal C24 of the WDLP Review is identical to C21 of the adopted Plan.

In this case, the exceptional circumstance is the upkeep of a Grade 2 listed building.

Impact on listed building

The Conservation Officer reports that the House has suffered from many years of neglect, including blocked drains and downpipes, broken gutters and rotten window frames. The new owners are attempting to put matters right but need to generate additional income to subsidise

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the repair and continued maintenance of the property. They have submitted an Obligation which states that, in terms of income from renting the flat, *'they shall apply the Net Proceeds exclusively for the purposes of restoration, repair, improvement and maintenance of the main dwelling at Shedfield House'*.

Planning Obligations/Agreements

In seeking the planning obligation for the above, the Officers have had regard to the tests laid down in Circular 05/2005 which requires the obligation 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. It is considered that the obligation meets these requirements.

Recommendation

That, provided the City Secretary and Solicitor is satisfied with the terms of the submitted Obligation, that temporary consent for 5 years be granted

Conditions

01 The permission hereby granted shall be for a limited period expiring on 30 April 2011 on or before which date the use shall cease and the rooms restored to their former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

01 Reason: The development is of a type not considered suitable for permanent retention.

Informatives:

01. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations, in particular the repair of a Grade 2 listed building, which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

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

Hampshire County Structure Plan Review: C1, C2, H10

Winchester District Local Plan Proposals: C1, C2, C14, C21, H3, EN5, HG18, HG20

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C24, H4, DP3, HE14