

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 22 May 2008

*Winchester City  
Council*  
Planning Department  
Development Control

## Committee Decision

TEAM MANAGER  
SIGN OFF SHEET

<b>Case No:</b>	08/00485/FUL	<b>Valid Date</b>	25 February 2008
<b>W No:</b>	18845/01	<b>Recommendation Date</b>	28 April 2008
<b>Case Officer:</b>	Mrs Jane Rarok	<b>8 Week Date</b>	<b>21 April 2008</b>
		<b>Committee date</b>	<b>22 May 2008</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** 1 no. single storey detached workshop

**Site:** The Lodge 1 Gordon Road Winchester Hampshire SO23 7DD

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
No	No	No	No	No	Y/N	yes

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

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**Item No:** 8  
**Case No:** 08/00485/FUL / W18845/01  
**Proposal Description:** One no. single storey detached workshop  
**Address:** The Lodge 1 Gordon Road Winchester Hampshire SO23 7DD  
**Parish/Ward:** Winchester Town  
**Applicants Name:** The Colour Factory  
**Case Officer:** Mrs Jane Rarok  
**Date Valid:** 25 February 2008  
**Site Factors:**

**Recommendation:** Application Permitted

### **General Comments**

This application is reported to Committee because the property is in the ownership of Winchester City Council.

### **Site Description**

The site is located just outside Winchester's settlement boundary, which runs along the west and south site boundaries. No. 1 Gordon Road is occupied by The Colour Factory, a not-for-profit artists co-operative that also offers creative and community outreach projects. It was formerly used as a residence for the River Park ground keeper.

The site consists of a single storey building sited on the western edge of the plot. The garden area is to the east of the building and bounded by close-clipped hedging. The building fronts the entrance to the River Park Leisure Centre car park with a west side/rear elevation fronting Gordon Road.

### **Proposal**

The proposal is for the erection of a flat roof timber structure, clad in vibrant multi-coloured polycarbonate panels, to provide additional space for creative activities, such as arts workshops for children and adults to take place throughout the year.

The proposed workshop will be located along the northern boundary behind the existing hedge.

### **Relevant Planning History**

04/00753/FUL - Change of use to art studios, public gallery and live-in work space – Application Permitted 17/05/2004

### **Consultations**

#### Engineers: Highways:

This proposal does not contain any significant highway issues and is unlikely to impact on highway safety.

#### Forward Plans:

Accords with employment and services and facilities policy.

#### WCC Estates Dept

No objection, consider the proposal a benefit to the community and no detrimental effect on future development.

**Representations:**

City of Winchester Trust:

Comments that "this innovative and refreshing scheme is welcomed".

No other letters received objecting to or supporting the application.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

None.

Winchester District Local Plan Review

DP3, E1, SF1, SF6, CE4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

PPG 13 Transport

Other Planning Guidance

The Future of Winchester Study

Winchester City and its Setting

**Planning Considerations**

Principle of development

The principle of a single storey building to provide additional workshop area in this location is considered acceptable and is consistent with Policies SF1, SF6, and E1, which encourage the extension and/or improvement of facilities and services, albeit that the policies relate to the built-up areas of the settlements. Although the site falls within countryside, it abuts the defined built-up area of the city and is considered to be in a sustainable location, within walking distance of the town centre and readily accessible by public transport. It represents the consolidation of the existing use of the site, which is of public benefit, and it is considered that this relatively small scale development would not undermine the objectives of the countryside policies, which seek to restrict development to that which requires a rural location.

The applicant has submitted a well thought out and comprehensive business plan, which provides details of the work which the organisation does with the community and outreach programmes for the elderly and disadvantaged children. The additional space will provide an all weather venue for a variety of creative workshops for these groups and the wider public.

Design/layout

The proposed building is sited with the existing enclosed, and well-screened garden associated with The Lodge. It is a lightweight timber structure clad in multi-coloured polycarbonate panels with sliding glass doors on the south elevation. It is modest in size at 7m x 3.5m, set behind an existing hedge. It is 3m high and will protrude just beyond that hedge.

The building is accessed via a ramp, to accord with current disability access requirements. The details are not shown but can be the subject of an appropriate condition.

Impact on character of area and neighbouring property

This is a diverse area of Winchester containing the River Park Leisure Centre, its car park, the North Walls public recreation grounds and riverside. The site is also adjacent to one of the City's primary schools and both period and modern residential streets.

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The scale of the building is low, its height is approximately 3m and it has a floor area of approximately 24.5sq.m and is subordinate to the main building. Its use as a workshop will not conflict with other land uses in the immediate vicinity, nor will it impact materially upon the neighbouring amenities. Its bright colouring will be visible only in oblique views from the public realm as it is screened by the existing boundary vegetation. It is considered that what will be visible will appear fresh, vibrant and contemporary.

Highways/Parking

There is no parking proposed as part of this application. It is in a sustainable location within walking distance of the town centre and public transport nodes. The site is also well served by the Gordon Road public car park and the River Park car park.

**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.

1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 Before the development is commenced, details of the access ramp shall be submitted to and approved in writing by the Local Planning Authority. Details shall include drawings and cross sections at a scale of 1:20 of the proposed ramp. Details of the materials and finishes shall also be provided. The development shall be carried out in accordance with the approved plans.

2 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

**Informatives:**

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.

The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Hampshire County Structure Plan Review: None

Winchester District Local Plan Review 2006: DP3, E1, SF1, SF6, CE4