

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City  
Council*  
Planning Department  
Development Control

## Committee Decision

TEAM MANAGER  
SIGN OFF SHEET

<b>Case No:</b>	08/00822/FUL	<b>Valid Date</b>	2 April 2008
<b>W No:</b>	05168/07	<b>Recommendation Date</b>	23 July 2008
<b>Case Officer:</b>	Lorna Hutchings	<b>8 Week Date</b>	<b>28 May 2008</b>
		<b>Committee date</b>	
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Delegated Decision</b>

**Proposal:** Change of Use of communal room into a 2no. bedroom flat

**Site:** Albert Court Andover Road Winchester Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
<b>Y</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>Y</b>	<b>Y</b>

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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**AMENDED PLANS DATE:-**

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**Item No:** 9  
**Case No:** 08/00822/FUL / W05168/07  
**Proposal Description:** Change of use of communal room into a 2no. bedroom flat  
**Address:** Albert Court Andover Road Winchester Hampshire  
**Parish/Ward:** Winchester Town  
**Applicants Name:** Mr Perry Seymour  
**Case Officer:** Lorna Hutchings  
**Date Valid:** 2 April 2008  
**Site Factors:** Conservation Area

**Recommendation:** Application Permitted

### **General Comments**

This application is reported to Committee because the applicant is Winchester City Council.

### **Site Description**

The site is located on the edge of the Conservation Area with terraced housing to the northern side along Worthy Lane and with large mixed use buildings to the south and opposite.

Albert Court is a three storey block of flats fronting onto Andover Road with a small area of defensible space between the pavement and front elevation, enclosed with metal railings.

The building was constructed in 1983 by Winchester City Council and was originally developed as 22 no. sheltered flats for elderly residents with a warden's flat.

A communal lounge, kitchen and WCs are included on the first floor at the northern end of the building, and are subject to this planning application.

The flatted accommodation block is constructed of red brick with blue brick soldier courses, distinctive blue steel framed windows and doors, and grey clay tiled roof.

Amenity space and parking area is to the rear, east of Albert Court.

### **Proposal**

Conversion of the communal lounge, kitchen and WCs to 1no. two-bed flat measuring 56m<sup>2</sup> including lounge, dining and kitchen.

### **Relevant Planning History**

None.

### **Consultations**

#### Engineers: Highways:

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

#### Environmental Health:

No adverse comments.

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## Representations

City of Winchester Trust:

No comment.

## Relevant Planning Policy

Hampshire County Structure Plan Review:

None.

Winchester District Local Plan Review

DP3, H3, RT4, T1, HE4, HE5.

National Planning Policy Guidance/Statements:

PPS 3 Housing

Supplementary Planning Guidance

None.

Other Planning Guidance

Guide to the Open Space Funding System

Manual for Streets

## Planning Considerations

Principle of development

The proposal is to utilise space in an existing residential building which also sits within the settlement boundary of Winchester.

In principle, the addition of the proposed residential accommodation as an independent unit is therefore acceptable.

There is no concern with regard to the loss of the communal facilities, as the use of the accommodation now provides “general needs” housing for all ages and families and not sheltered housing for the elderly. Consequently, there is no further requirement for a communal space and the rooms are unused.

The City Council has identified this redundant space as suitable for conversion in light of increasing housing pressures in urban areas.

Impact on character and appearance of the Conservation Area.

There are no external alterations needed to facilitate the proposed conversion and therefore the proposal will preserve the character and appearance of the conservation area in the immediate area and within the wider context.

Highways

The building is located within a highly sustainable location, with public transport and shops immediately available and close to the centre of Winchester. Therefore, no additional parking spaces are required and the proposal will have no highway implications.

Other Matters

A contribution of £1,880 is required towards the provision of Public Open Space.

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Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Public Open Space, 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 Agreement for:**

**A financial contribution of £1880 towards the provision of Public Open Space through the open space funding system**

**(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)**

**and the following condition:**

**Condition**

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).

**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:

Winchester District Local Plan Review 2006: DP3, H3, RT4, T1, HE4, HE5.