

Officer Report On Planning Application: 18/00002/LBC

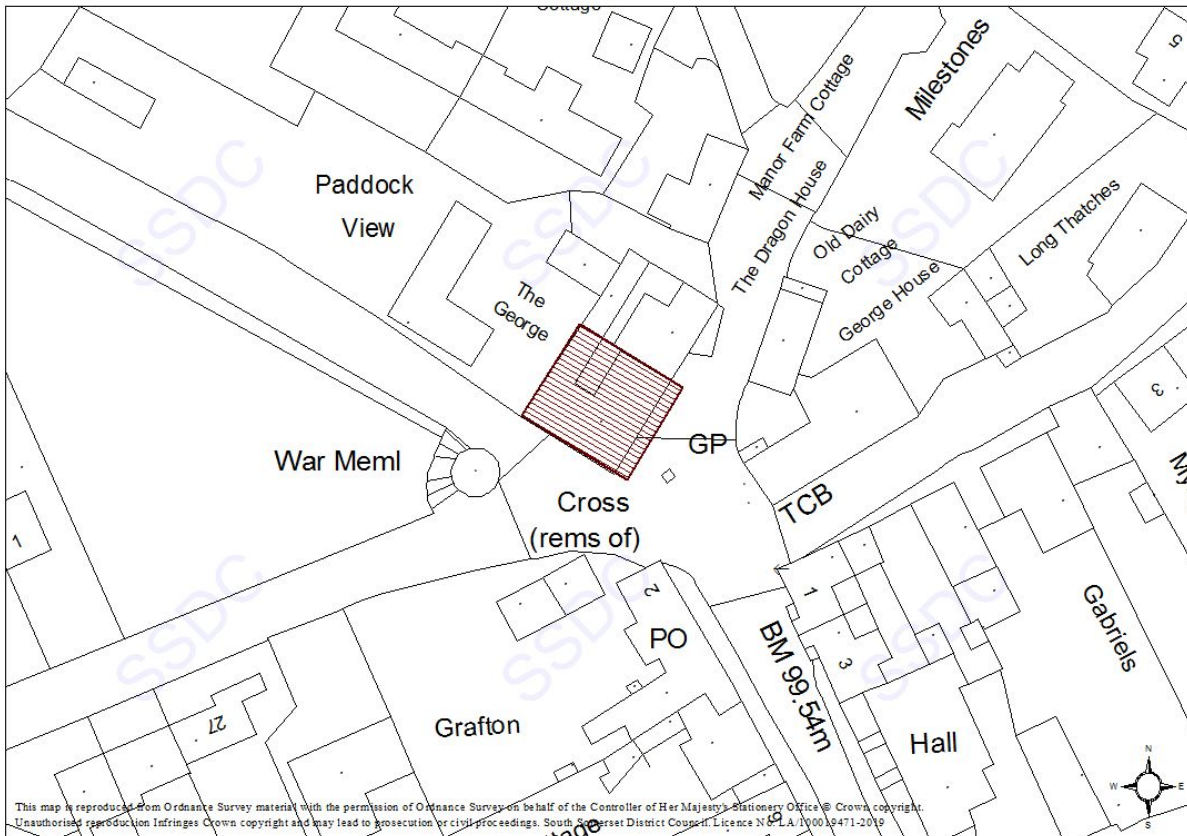
Proposal :	Internal and External alterations associated to the change of use of ground floor of dwelling to a shop and café. First floor to be ancillary to shop and cafe use.
Site Address:	The George Back Street Winsham
Parish:	Winsham
WINDWHISTLE Ward (SSDC Member)	Cllr Sue Osborne
Recommending Case Officer:	Mike Hicks Tel: 01935 462015 Email: mike.hicks@southsomerset.gov.uk.
Target date :	19th July 2018
Applicant :	Winsham Shop Limited
Agent: (no agent if blank)	
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The application is referred to the planning committee due to the high level of public interest.

SITE DESCRIPTION AND PROPOSAL





The site consists of a link attached Grade II listed dwelling. The dwelling is located within the centre of Winsham at the cross road junction of the B3162, an unclassified road (Back Street) to the North and an unnumbered classified road (Western Way) to the West. There is a Grade II listed village cross located to the front of the site within the adopted highway. There are other Grade II listed buildings in the near vicinity including Old Dairy Cottage and Old Manor farm to the eastern side of Back Lane and the war memorial to the opposite side of the B3162.

The existing dwelling contains 4 bedrooms to the first floor. There is a small yard and ancillary outbuildings to the rear of the dwelling. The existing shop and post office premises are located approximately 30 metres to the South of the site.

The proposal involves the change of use of the dwelling to provide a shop and café. The first floor would remain as ancillary to this use and accordingly could provide storage and an office to service the proposed use on the ground floor.

Various minor alterations are proposed to the floor plan and to the fabric of the building. These include alterations such as:

- Reinstatement of opening in rear wall to provide customer access to post office.
- Reconfiguration of stud partitions within outbuilding.
- Insertion of post office counter
- Upgrading of existing glass roof to rear passage
- Installation of extraction equipment

Amended plans were received which amended the proposal to delete the change of use of the first floor to 4 self contained office units from the proposal.

There is a concurrent application for full planning permission under reference 18/00001/FUL.

HISTORY

There is no history of relevance to the proposal.

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

National Planning Policy Framework: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application, as these policies are in accordance with the NPPF.

South Somerset Local Plan (2006):
Policy EQ2- General Development
Policy EQ3- Historic Environment

National Planning Policy Framework (March 2012):
Chapter 12 - Conserving and enhancing the historic environment

CONSULTATIONS

Winsham Parish Council:

Second response (in response to amended description):

The Parish Council noted the amended description.

The Parish Council's original response still stands, Recommend Approval.

SSDC Conservation Officer:

No objections

REPRESENTATION

Following consultation, most representations received have quoted the listed building consent application along with the full application. The comments received have not specifically addressed listed building issues. The following comments were made:

Support:

- The village needs a shop. The loss of the shop would be detrimental to the village residents.
- The village needs a post office
- Social benefits for residents

- Benefit to elderly
- Highways situation of the proposed site is no worse/better than than the existing.
- Shop provides employment
- Sustainability benefits of not generating additional car trips to shops in Chard

Objection:

Highway Safety:

- Location on 5 way junction
- Limited visibility
- Unsafe for pedestrians and vehicles.
- Increased use of junction is not safe
- Proposed planters are unsuitable to prevent pedestrians crossing the road in-between the building and the village cross.
- No dedicated parking
- Difficulty/unsafe site for delivery vehicles
- Excess speed of vehicles passing the site

Other issues:

- Lack of compliance with building regulations- means of escape, disabled ramp, lobby, opening of rear wall.
- Harm to the amenities of adjoining residents in relation to noise and disturbance.
- The proposal is unviable financially. Cost of purchase, cost of alterations required etc.
- This site is not the only option in the village for the relocation of the shop.
- The village already has a public house providing a community facility.
- Competition for the public house
- Difficult disabled access despite proposed ramp.
- Relocation will not solve the current problems with chillers
- Lack of space for bin storage.

CONSIDERATIONS

Impact on the listed building

The proposal would necessitate a range of internal and external alterations to the listed building. The most noticeable external alteration would be the provision of signage. This is subject to a concurrent application for advertisement consent.

The Conservation Officer has been consulted and does not raise objection to the proposal. The most significant alteration is the reinstatement and enlargement of the blocked up former opening in the original rear wall of the building to create access for customers into the 'covered area' and post office pod. This is considered to result in a minor degree of harm, however it is understood that the rationale is to provide disabled access into the post office and toilet area rather than altering the existing opening at the rear of the central passage. On balance, considering the proposed public use of the building and the need to provide adequate accessibility and circulation space it is considered that the proposed doorway is not sufficient to warrant refusal of the application.

Other alterations relate to the need to upgrade existing internal doors to be considered as adequate fire breaks. The applicant has confirmed that the fully panelled doors would be treated with a fire retardant paint. The glazed doors would be adapted with timber inserts and then treated accordingly.

The provision of a domestic specification extractor in the rear wall of the building is considered to be acceptable in relation to the impact on the listed building.

Having regard to the above it is considered that the proposal would respect the historic character of the Listed building and the setting of the church in accordance with Policy EQ3 of the South Somerset Local Plan (2006-2028)

RECOMMENDATION

Grant permission subject to conditions.

01. The proposed works, by reason of their materials, scale and design would respect the character of the area, would preserve the character of the Listed Building and the Conservation Area and would not harm residential amenity in accordance with Policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and Chapter 12 of the National Planning Policy Framework (2018).

SUBJECT TO THE FOLLOWING:

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. There shall be no alterations to existing internal doors until details of any alteration have been submitted and approved in writing by the Local Planning Authority.

Reason: In order to preserve the historic and architectural interest of the listed building to accord with Policy EQ3 of the South Somerset Local Plan (20056-2028).

03. Prior to works commencing on the formation of the new opening to the rear elevation, details of a method statement for the proposed works and details of making good of any structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In order to preserve the historic and architectural interest of the listed building to accord with Policy EQ3 of the South Somerset Local Plan (20056-2028).

04. Prior to its construction, details of the new extraction equipment, including drawings showing appearance, any boxing in of the flue, method statement and external flue shall be submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In order to preserve the historic and architectural interest of the listed building to accord with Policy EQ3 of the South Somerset Local Plan (2006-2028).
