

P/14/0171/CU

FAREHAM EAST

WYKEHAM HOUSE SCHOOL

AGENT: DESIGN DRAWN LTD

CHANGE OF USE TO D1 EDUCATIONAL INCLUDING ALTERATIONS TO THE LISTED BUILDING

6 HIGH STREET FAREHAM HAMPSHIRE PO16 7AN

Report By

Graham Pretty (Ext.2526)

Introduction

This application is presented to committee in accordance with the adopted scheme of delegation following the receipt of letters of objection. A separate application for listed building consent for internal works is set out elsewhere on the Committee Agenda.

Site Description

The application site is a detached Grade II listed building located on the west side of High Street a short distance north of the junction with West Street and within the High Street Conservation Area. Vehicular access is available to the north side of the building to three car parking spaces available to the building. The access further serves a commercial premises and 14 residential properties in Croad Court. There is a small service yard area to the rear of the property.

Description of Proposal

The last use of the building was for offices and a dentist and the proposal is to change the use of the whole building to Class D1(educational) use. This school use would form part of Wykeham House School and would form a separate boys school associated with that educational establishment. The submitted Design and Heritage Statement states that the school would be for 16 pupils.

Policies

The following Planning Guidance and policies apply to this application:

National Planning Policy Framework (NPPF)
Planning Practice Guidance

Approved Fareham Borough Core Strategy

- CS17 - High Quality Design
- CS3 - Vitality and Viability of Centres
- CS8 - Fareham Town Centre Development Location
- CS5 - Transport Strategy and Infrastructure
- CS6 - The Development Strategy
- CS7 - Development in Fareham

Development Sites and Policies

- DPS1 - Sustainable Development
- DSP3 - Environmental Impact

HE5 - Change of Use in Fareham High Street Conservation

Fareham Borough Local Plan Review

DG4 - Site Characteristics

HE5 - Change of Use in Fareham High Street Conservation

Relevant Planning History

The following planning history is relevant:

<u>P/14/0174/LB</u>	INTERNAL ALTERATIONS TO GROUND FLOOR INCLUDING A NEW INTERNAL PARTITION TO FORM A BATHROOM
<u>P/13/0543/LB</u>	INTERNAL ALTERATIONS TO FORM FIRST FLOOR BATHROOM APPROVE 08/08/2013
<u>P/13/0210/DP/A</u>	CHANGE OF USE FROM B1 AND C1 COMMERCIAL TO C3 DWELLING HOUSE WITH ASSOCIATED WORKS TO BUILDING AND REPLACEMENT BRICK REAR GARDEN WALL : DETAILS PURSUANT - CONDITION 3 (BOILER, EXTRACTS AND VENT DETAILS, CEILINGS, CORNICE AND FREIZE METHOD STATEMENT, SKIRTING ARCHITRAVE AND CORNICE DETAILS, EXTERNAL MATERIALS, WINDOW, INTERNAL/EXTERNAL DOORWAY AND DOOR SCHEDULE AND DETAILS AND GARDEN GATE DETAIL) APPROVE 09/08/2013
<u>P/13/0211/LB</u>	LISTED BUILDING APPLICATION FOR CHANGE OF USE FROM B1 AND D1 COMMERCIAL TO A C3 DWELLING HOUSE WITH ASSOCIATED WORKS TO BUILDING, NEW EXTERNAL OPENINGS AND NEW BRICK GARDEN WALL APPROVE 26/04/2013
<u>P/13/0210/FP</u>	CHANGE OF USE FROM B1 AND D1 COMMERCIAL TO C3 DWELLING HOUSE WITH ASSOCIATED WORKS TO BUILDING AND REPLACEMENT BRICK REAR GARDEN WALL APPROVE 26/04/2013
<u>P/07/0880/DP/B</u>	CARRY OUT EXTERNAL MAINTENANCE & REPAIR WORKS TO LISTED BUILDING WITHIN TITCHFIELD CONSERVATION AREA: DETAILS PURSUANT - CONDITION 4 (SCHEDULE OF WINDOW REPAIRS) CONDITION 7 (HIP/SPROCKET JUNCTION) DETAIL 10/09/2008 APPROVAL
<u>P/07/1621/LB</u>	INSTALLATION OF THREE CHIMNEY POTS TO REAR CHIMNEY CONSENT 31/01/2008
<u>P/07/0880/LB</u>	CARRY OUT EXTERNAL MAINTENANCE & REPAIR WORKS TO LISTED BUILDING WITHIN TITCHFIELD CONSERVATION AREA CONSENT 24/08/2007

P/07/0880/DP/A Carry out External Maintenance & Repair Works to Listed Building within Titchfield Conservation Area: Details Pursuant - Condition 3 (Brick and Bond Details)

DETAIL 18/03/2008
APPROVAL

P/06/0646/LB Cut Aperture in Rear and Side Elevation to accommodate Flue, Reduce Door Opening from Kitchen to Dining Room and Create New Doorway in Rear Bedroom

CONSENT 20/06/2006

Representations

One representation has been received raising the following issues:

- Changes to the building will harm its heritage value
- Disturbance
- High Street is a busy Road
- Insufficient outside space so that children will have to be moved to East Street for recreation
- Moving children from site to site will be a safety issue

Consultations

Director of Community (Environmental Health - Pollution and Stability) -

Noise can be an issue with day nurseries or creches and it is not clear as to the type of educational establishment proposed. If the proposal were to include these uses further information would be required to determine if there would potential complaint.

Director of Regulatory Services (Contamination) -

No objection

Director of Planning and Development (Conservation) -

No objection

Director of Planning and Development (Transport) -

Provided that the school is operated in the manner set out in the Design and Heritage Statement, in particular with regard to drop of and pick up of pupils, no objection is raised.

The small number of additional pupils that the change of use at 6 High Street will generate and being dropped off and picked up at the main school, will not materially affect the highway and access interests of the main school use, notwithstanding that the capacity is significantly greater than the present use.

Planning Considerations - Key Issues

The Key Issues in this case are:

- The Principle of the Use
- Impact upon Heritage Assets

- Impact upon Neighbouring Properties
- Highways

The Principle of the Use -

The site is located within Fareham Town Centre but is not within either the primary or secondary retail areas. The proposed educational use is supported by Policy HE5 of the Fareham Borough Local Plan Review provided that it would not prejudice the mixed character of the Conservation Area or the retail character of the town centre. In this case the site has been recently used for commercial purposes but has not been in retail use. Given the lawful use of the site it is considered that the proposed use is acceptable in principle.

Impact upon Heritage Assets -

The Listed Building has been the subject of recent renovation works. The only proposed change is an alteration to the partitioning in the rear wing to provide a toilet. Notwithstanding the third party comments it is the view of the Director of Planning and Development (Conservation) that these works would not harm the architectural or historic interest of the building. Similarly there would be no change to the external appearance of the building such that the character of the Conservation Area would be preserved.

Impact upon Neighbouring Properties -

A number of residential properties are located to the rear of the application site and reached via the same access. These properties are located some 25m to the rear of the application site which has only a small courtyard outside which has limited scope for outdoor recreation. Highways matters are explored below but it is of relevance that the site has only 3 car spaces and that parents would be expected not to drop off or pick up children at the site. The Director of Regulatory Services would have concern if the use were to include day nursery or creche facilities since these could cause disturbance. However the proposals do not include such uses so that there is not considered to be an issue. If permission is granted it is suggested that these uses be excluded by condition.

Highways -

It has been raised in the representation that the site is located on a busy highway and that moving children from the main school to this site and back could be hazardous. The location of the site on a busy thoroughfare is understood, however, the applicant has indicated the intention to require daily registration of children at the main school on East Street. The aim of this is to prevent the dropping off and picking up of children on High Street, however there are double yellow lines in front of the site to control traffic in any event. In view of the low level of on site parking and the level of businesses operating on High Street the Director of Planning and Development (Transport) is keen to ensure that drop off and pick up does not occur at the site. The applicant has stipulated this in their Design and Heritage Statement and if permission is granted it is suggested that adherence to the principles set out in that document be subject of a planning condition. It is considered that the small number of additional pupils proposed when viewed in the light of the capacity of the main school would not materially affect the highway and access arrangements of the main school access at East Street.

With regard to the safety of the children, this will be a matter for the school and the

Education Authority and is not a justification to refuse to grant planning permission.

Conclusion -

The proposed use would be in line with Local Plan Policy and would not be harmful to the heritage interests of the Listed Building and will preserve the character of the Conservation Area. In this town centre site, notwithstanding the residential properties to the rear it is not considered that the use would be harmful to the residential amenity of nearby residents. Finally, it is considered that the use of the building and the commitment from the applicant with regards to student drop off and collection, that the use would not be harmful to highway safety interests.

PERMISSION

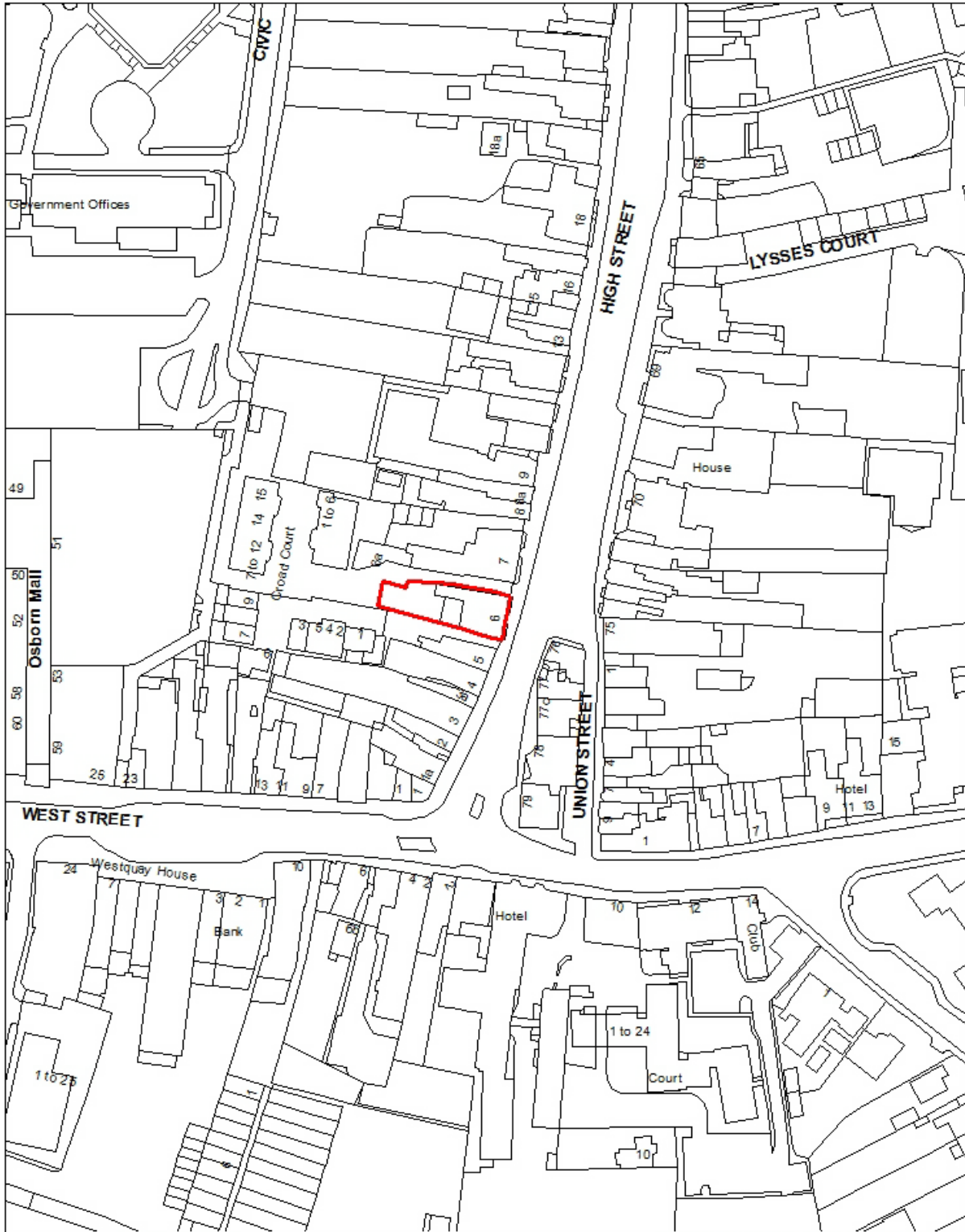
No nursery or creche use; Number of Pupils restricted to 16; No pick up or drop off of pupils at the site in accordance with submitted Design and Heritage Statement.

Background Papers

P/14/0171/CU

FAREHAM

BOROUGH COUNCIL



6 High Street
Fareham
Scale 1:1,250



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