

P/14/0174/LB

FAREHAM EAST

WYKEHAM HOUSE SCHOOL

AGENT: DESIGN DRAWN LTD

INTERNAL ALTERATIONS TO GROUND FLOOR INCLUDING A NEW INTERNAL PARTITION TO FORM A BATHROOM

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 a change of use of the building to Class D1(School)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 proposal is for minor internal alteration to partitioning in the rear wing of the building to provide a toilet.

Policies

The following Planning Guidance applies to this application:

National Planning Policy Framework (NPPF)
Planning Practice Guidance

Relevant Planning History

The following planning history is relevant:

P/14/0171/CU CHANGE OF USE TO D1(C) EDUCATIONAL INCLUDING ALTERATIONS TO THE LISTED BUILDING

**P/13/0543/LB INTERNAL ALTERATIONS TO FORM FIRST FLOOR BATHROOM
APPROVE 08/08/2013**

P/13/0210/DP/A 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

P/13/0211/LB 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

P/07/0880/DP/B 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

P/07/1621/LB INSTALLATION OF THREE CHIMNEY POTS TO REAR CHIMNEY

CONSENT 31/01/2008

P/07/0880/LB 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 Planning and Development (Conservation) -

No objection

Planning Considerations - Key Issues

The Key Issue in this case is:

- The impact upon the character and fabric of the Listed Building.

The Listed building has been the subject of recent renovation works. The proposed change is an alteration to the partitioning in the rear wing to provide a toilet. Notwithstanding the view expressed by the objector, 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.

Recommend:

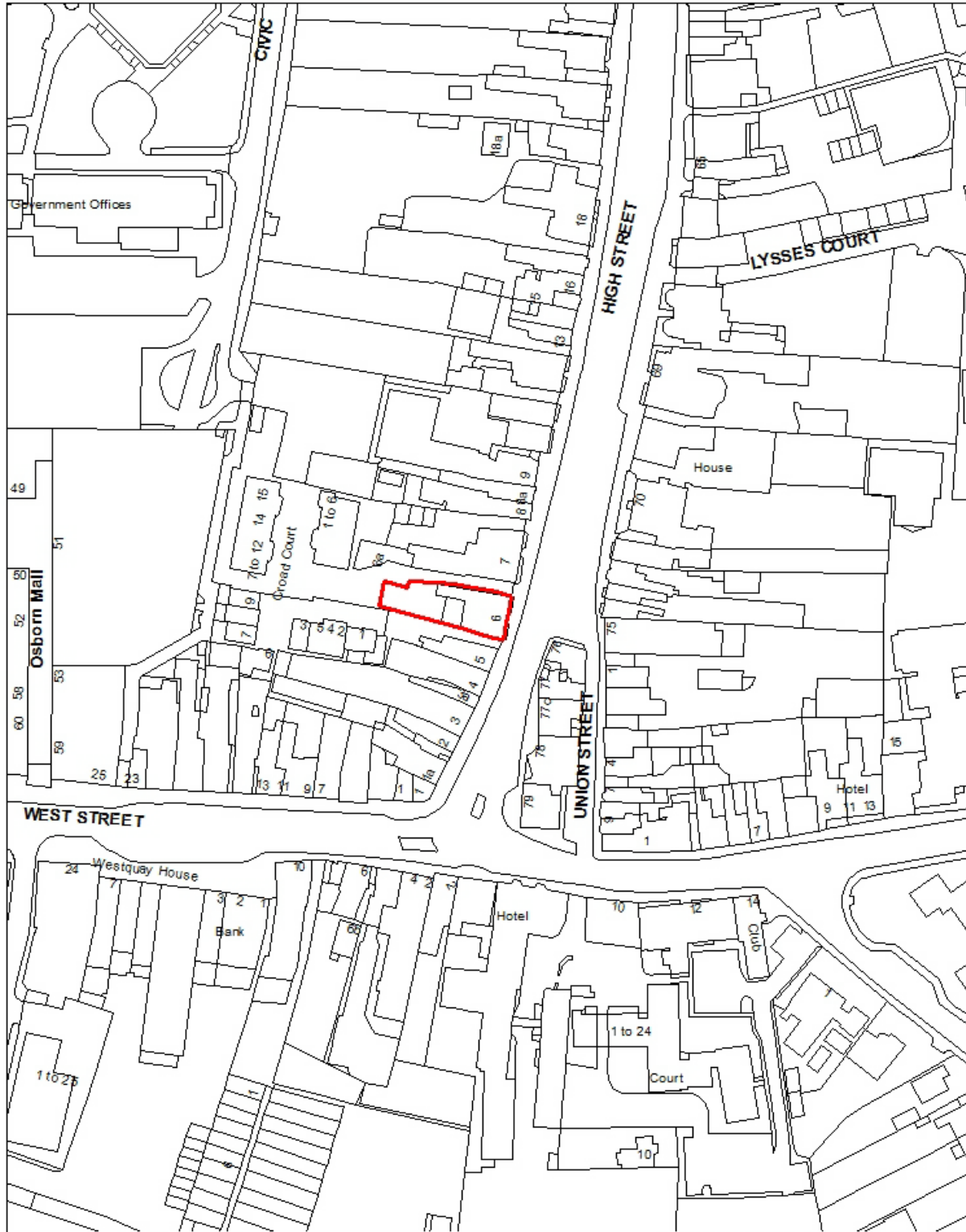
CONSENT

Background Papers

P/14/0174/LB

FAREHAM

BOROUGH COUNCIL



6 High Street
Fareham
Scale 1:1,250



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