

APPLICATION NO.	P15/S2069/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	29.6.2015
PARISH	WALLINGFORD
WARD MEMBER(S)	Elaine Hornsby Imran Lokhon
APPLICANT	Mr Eraldo Guarino
SITE	17 St Marys Street, Wallingford, OX10 0EW
PROPOSAL	Demolish existing redundant, derelict warehouse building. Remove part of the single storey rear extension to number 17 St Marys Street. Remove some existing fences and concrete block garden walls. Construct 4 two bedroom houses. External landscaping including block paved parking area, grass amenity space and new specimen trees, and new boundary wall and fences. (New staff facilities in retained single storey extension to number 17 St Marys Street has already been completed as per the previously approved planning application P10/W0243 & P10/W0244/CA).
AMENDMENTS	As amended by plan ref BS 60 100 P2 which provides parking spaces to meet current standards, includes parking space no 5 within the boundary of the site, gives a minimum of 6m clear space behind the parking spaces, removes bollards from outside no 4, and provides individual bin storage and covered and secure cycle store allocated to each garden.
GRID REFERENCE OFFICER	460745/189280 Kim Gould

1.0 **INTRODUCTION**

- 1.1 The site lies within Wallingford town centre within the conservation area. No. 17 St Mary's Street is not listed but adjoining properties nos 16, 18, 19, 20 and 21 are grade II listed buildings.
- 1.2 Vehicular access to the site is from Hart Street. The warehouse building on the site was last used for storage with the remainder of the site being used primarily for informal parking.
- 1.3 An OS extract showing the location of the site within the town centre is **attached at Appendix 1**.

2.0 **PROPOSAL**

- 2.1 This application seeks full planning permission to demolish the existing warehouse buildings on the site and part of a single storey rear extension to number 17 St Mary's Street and to erect 4 no 2 bed houses with off street parking and gardens.
- 2.2 A copy of one of the plans showing the layout of the proposal is **attached at Appendix 2**. All plans accompanying the application with the design and access statement and other supporting information can be viewed on the council's website at www.southoxon.gov.uk.

- 2.3 Planning permission was granted for a similar scheme in 2010 which comprised 2 no 2 bed dwellings and 2 no 1 bed flats under planning reference [P10/W0243](#) which was supported by Wallingford Town Council. That scheme has been partially implemented and it is your officers' opinion that the scheme has commenced by the provision of the new staff facilities in the rear of no 17 St Mary's Street and could be implemented in full in accordance with that planning permission.
- 2.4 The main differences between the approved scheme and the current proposal are relatively minor and are as follows:
- i. Units 1 and 2 are now 2 two bedroom houses (as opposed to flats), maintaining the same footprint and height as before.
 - ii. Amenity space has increased to the rear of units 1 & 2 in order to provide garden areas for each unit of accommodation.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Wallingford Town Council** - The Town Council would welcome appropriate development on this site. However, this application is out of keeping in a conservation area. The Town Council is also concerned about the impact of parking on no. 16 St Mary's Street.

OCC (Archaeology) – No objection subject to conditions

Conservation Officer - No objection subject to conditions. This application alters the approved scheme for development to the rear of no 17. St Mary's Street, Wallingford. The site is within the conservation area in part of the former medieval town; any above ground evidence of burgage plots on this site has been lost. The site is also in the setting of a number of listed buildings.

OCC (Highways) – Originally submitted a holding objection pending further information. This additional information has been submitted; no objection subject to conditions.

Waste Management Officer - No objections

Neighbour Object (2) Adverse impact on sales from independent sports shop, impact on employment and ability to offer experience to students. This is due to a right of way which extends across the full width of the building being built on by this development. Inability to load and unload and for sales representatives to park. Proposed landscaping would impact on width of parking bays. Deliveries to the sports shop are not made from St Mary's Street

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P10/W0243](#) - Approved (18/05/2010)

Demolish existing redundant, derelict warehouse building. Remove part of single storey rear extension to number 17 St Marys Street. Remove some existing fences and concrete block garden walls. Provide new staff facilities in retained single storey extension to 17 St Marys Street. Construct 2 new one bedroom flats and 2 new two bedroom houses. External landscaping including block paved parking area, grassed amenity space and new specimen trees, and new boundary walls and fences

[P10/W0244/CA](#) - Approved (18/05/2010)

Demolish existing redundant, derelict warehouse building. Remove part of single storey rear extension to number 17 St Marys Street.

[P08/W0760/LB](#) - Approved (28/08/2008)

Conversion of offices to one dwelling to include removal of stud partitions and shelving, new internal door, refurbished kitchen, and creation of bathroom(as amended by drawing no.C562/03B accompanying letter from agent dated 21 August 2008).

[P08/W0657](#) - Approved (27/08/2008)

Change of use from office to residential. (As amended by drawing No. C562/03B received on 22 August 2008).

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development

CSEN3 - Historic environment

CSH3 - Affordable housing

CSH4 - Meeting housing needs

CSQ3 - Design

CSS1 - The Overall Strategy

CSWAL1 - The Strategy for Wallingford

5.2 South Oxfordshire Local Plan 2011 policies;

CON5 - Setting of listed building

CON7 - Proposals in a conservation area

D1 - Principles of good design

D10 - Waste Management

D2 - Safe and secure parking for vehicles and cycles

D3 - Outdoor amenity area

D4 - Reasonable level of privacy for occupiers

EP6 - Sustainable drainage

G2 - Protect district from adverse development

H4 - Housing sites in towns and larger villages outside Green Belt

South Oxfordshire Design Guide 2008

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered in the determination of this planning application are:

- i. Whether the principle of residential development is acceptable
- ii. Whether the proposal accords with policy H4 criteria
- iii. Housing mix
- iv. Affordable housing
- v. Significance of previous consent P10/W0243
- vi. Right of way

6.2 **Principle of residential development**

Policy CSWAL1 of the South Oxfordshire Core Strategy seeks to allow housing on suitable infill and redevelopment sites. Policy H4 of the South Oxfordshire Local Plan allows for housing on sites within the built up areas of the 4 main towns of the district including Wallingford providing a number of criteria are met. The site is a redevelopment site within the built up limits of Wallingford so the principle of residential

development is acceptable on this site. Also, a very similar scheme has been permitted and partially implemented on that site and this current application is seeking minor revisions to that consent only.

6.3 Policy H4 criteria

- i. **An important open space of public, environmental or ecological value is not lost, nor an important public view spoilt.** The site is occupied by a disused warehouse, parking area and the ground floor extension of an existing building. It is not an important open space of ecological value and an important public view will not be spoilt as a result of this development.
- ii. **The design, height, scale and materials of the proposed development are in keeping with its surroundings.** The surrounding area is predominantly residential with commercial premises to the west. The existing warehouse which is to be demolished is not in keeping with the surrounding development and its removal is welcomed. The dwellings which front directly onto Hart Street have been detailed in a similar fashion to the neighbouring houses whilst a different aesthetic has been chosen for the dwellings which are set back from the street. Simple, barn like forms are proposed with a lower ridge pitch, clad in slate and dark stained timber. These details help to relate the houses to the neighbouring buildings to the rear of St Mary's Street with a view to making them visually subservient to the building directly fronting the surrounding streets. The height and scale of the buildings are in keeping with the established form of development in the vicinity. The proposed appearance is almost un-changed from the approved scheme.
- iii. **The character of the area is not adversely affected.** The site lies within the Wallingford conservation area. Any new development should respect the sensitive nature of such a designation and seek to preserve or enhance the character and appearance of the area. The existing warehouse building, whilst relatively low key in appearance does not positively contribute to the character of the area. The proposed dwellings would extend the existing terrace on Hart Street and would reinforce local distinctiveness. The proposed is in keeping with other development in the town centre and would enhance the character and appearance of the Wallingford conservation area. The Town Council have objected to the proposal on the grounds of over development of the site and its adverse impact on the character of the conservation area. The scheme which was approved in 2010 was very similar to the current proposal and was supported by the Town Council. No objection has been received from the council's conservation officer who is of the opinion that this proposal would enhance the character of the conservation area and would not adversely affect the setting of the adjacent listed buildings.
- iv. **There are no overriding, amenity, environmental or highway objections.** When originally submitted the Highway Authority lodged a holding objection pending the submission of further information and clarification on parking. This information has been submitted and the Highway Authority have no objection to the proposal. Vehicular access to the site is via an existing access. The reorganisation of the car park achieves a layout which allows for egress in forward gear by the provision of turning space within the site. Parking provision within the site is adequate for this town centre location. The dwellings along Hart Street would be a continuation of the existing terrace of properties along Hart Street and would have windows facing Hart

Street. To the rear, the windows would face a courtyard. The houses at the rear of the site would have their main windows at the rear (south) with small windows serving toilets and landings at the front facing the rear of the frontage properties. As such, there would not be any overlooking of such significance as to warrant a refusal of planning permission.

- v. **If the proposal constitutes backland development it would not create problems of privacy and access and would not extend the built limits of the settlement.** The new dwellings in this proposal at the rear of the site would occupy a site which is to the rear of Hart Street. However, the existing warehouse which is to be demolished as part of this proposal is also sited behind the main line of Hart Street development. There is no issue regarding access and the built up limits of the settlement are not affected by this proposal. Privacy has been discussed under section iv above.

6.4 **Housing mix**

The previous planning application proposed 2 no 2 bed houses and 2 no 1 bed flats. A variety of house types was therefore provided. Since that application was determined the SOCS has been adopted which seeks, under policy CSH4, a mix of house types on all new residential developments. This current proposal involves the erection of 4 no 2 bed houses so does not strictly accord with policy CSH4 because there is no mix of unit sizes. However, given the sustainable town centre location and the provision of 4 small units of accommodation, this proposal is considered to address the need for 2 bed units which is highlighted in the housing needs survey.

6.5 **Affordable housing**

Policy CSH3 of the SOCS requires 40% affordable housing on all new developments where there is a net gain of 3. The proposal seeks permission for 4 dwelling and therefore 40% affordable housing is required on this site unless there are any special circumstances which would outweigh this requirement. In this case, planning permission was granted in 2010 for 4 small units of accommodation without the provision of affordable housing. The application has been partially implemented by the Provision of new staff facilities in the retained single storey extension to number 17 St Marys Street. As such, there is a fall-back position for the applicant to implement the 2010 permission. It is your officers' opinion that the current proposal is an improvement to the 2010 scheme as all 4 units of accommodation have their own amenity space and the parking provision is better. As such, there are special circumstances which exist in this case which overcome the need to provide 40% affordable housing on the site.

6.6 **Significance of planning application P10/W0243**

Planning permission was granted in 2010 for 2 no 1 bed flats and 2 no 2 bed dwellings on this site. This permission has been implemented and could be completed in accordance with that permission. The granting of consent for this proposal is a material planning consideration in the determination of this current proposal. Since 2010 there has been no material change in site circumstances but the SOCS has been adopted and the National Planning Policy Framework (NPPF) has been published.

6.7 **Right of way**

The owner of the sports shop at no 16 St Mary's Street and the Town Council have objected on the grounds that there is a right of way running along the western edge of the site which has provided the sports shop with space to load goods into and out of the shop and to enable sales representatives to visit the shop easily. They are concerned that the proposal will prevent this easy access to the rear of the shop and adversely affect the efficient trading of this independent sports shops. Your officers empathise with this situation. However, this right of way is an informal arrangement between the owner of the land and the owner of the sports shop and is not a material planning

consideration. In reality, it is likely that some of the parking spaces will be free during the shop's hours of opening to allow deliveries etc to be undertaken.

7.0 CONCLUSION

7.1 Planning permission for a very similar proposal was granted in 2010 which has been partially implemented. The overall size, scale and appearance of the development is not materially different to the approved scheme. The council's conservation officer supports the proposal on conservation grounds and there is no objection from the Highway Authority. The proposal would not be unneighbourly and would accord with Development Plan policies.

8.0 RECOMMENDATION

8.1 **That planning permission is granted subject to the following conditions:**

1. **Commencement three years - full planning permission.**
2. **Approved plans.**
3. **Sample materials required (all).**
4. **Joinery details.**
5. **Withdrawal of permitted development (Part 1 Class A) - no extensions etc.**
6. **Withdrawal of permitted development (Part 1 Class E) - no buildings etc.**
7. **Parking and manoeuvring areas retained.**
8. **Cycle parking facilities.**
9. **UNIQUE – Recording.**
10. **UNIQUE – Archaeology.**
11. **Turning area and car parking.**
12. **Construction traffic management.**
13. **UNIQUE - Turning areas and car parking.**
14. **UNIQUE – Materials.**
15. **Surface water drainage works (details required).**

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