

APPLICATION NO.	P16/V1171/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	4.5.2016
PARISH	WANTAGE
WARD MEMBER(S)	Charlotte Dickson St John Dickson
APPLICANT	Mr Nicholas Porter
SITE	Old Yeomanry House 27 Wallingford Street WANTAGE, OX12 8AU
PROPOSAL	Change of Use. Changing property from C1 to residential (family home).
AMENDMENTS	None
GRID REFERENCE	440006/187894
OFFICER	Kayleigh Mansfield

SUMMARY

- The application was before committee on the 27th July due to its relationship with a district councillor. A discrepancy with the red line area was highlighted at the meeting by members which included a building which does not relate to the proposal. As such a corrected plan has been provided by the applicant for members to consider.
- The application is for a change of use of the building from C1 (bed and breakfast) to C3 (dwelling).
- The material planning issues are the principle of a residential land use in this location and the principle of a listed building change of use.
- The application is recommended for approval as the principle of the change of use is not considered to significantly or adversely affect heritage assets.

1.0 INTRODUCTION

- 1.1 Old Yeomanry House is a bed and breakfast located centrally in the town of Wantage. A location plans is **attached** at appendix 1.
- 1.2 The application site is located within the Wantage Town Centre Conservation Area and the building is Grade II listed.
- 1.3 There are no other known planning constraints or restrictions applicable to this site.

2.0 PROPOSAL

- 2.1 The application site seeks full planning permission for a change of use from the existing C1 land use (the site is a bed and breakfast) to C3 (dwellinghouse). A block plan is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Below is a summary of the responses received to the application. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk
- 3.2

Wantage Town Council	No objection, on the assumption that listed building consent will be submitted in due course for the physical alterations to the building.
Conservation Officer Vale	No objection, subject to details of any alterations affecting the character of the listed building, its fabric and features, being formally considered in an application for listed building consent.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P99/V1385/COU](#) - Approved (24/02/2000)

Conversion of existing house and Yeomanry into bed and breakfast business with separate private accommodation. Two storey extension.

[P99/V1386/LB](#) - Approved (24/02/2000)

Conversion of existing house and Yeomanry into bed and breakfast business with separate private accommodation. Two storey extension.

[P88/V1596/A](#) - Approved (26/10/1988)

Erection of a directional sign to the Red Cross Centre. Wantage Red Cross Centre, Between 27 & 29 Wallingford Street, Wantage.

[P87/V1270](#) - Approved (26/03/1987)

Extension and conversion of Red Cross Wantage Centre to afford better utilization of centre facilities and allow proper functioning of shop. Between 27 and 29 Wallingford Street, Wantage, Oxon. BR No. 834/87

[P80/V1182](#) - Approved (27/10/1980)

Erection of timber shed for storage of medical equipment. Red Cross Hall, 27-29 Wallingford Street, Wantage. BR No. 1200/80

5.0 **POLICY & GUIDANCE**

5.1 The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were 'saved' by direction on 1 July 2009.

5.2 **Vale of White Horse Local Plan 2011 policies;**

H10 - Development in the Larger Villages

GS1 - Development in Existing Settlements

DC5 – Access

DC9 - The Impact of Development on Neighbouring Uses

HE1 - Preservation and Enhancement: Implications for Development

HE4 – Development within setting of listed building

HE5 – Development involving alterations to a listed building

HE7 - Change of use of listed building

5.3 **Emerging Local Plan 2031 – Part 1**

The draft local plan part 1 is not currently adopted policy. Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other

material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF. Whilst the plan has been through Examination the Inspector's has not been received and the objections to it remain unresolved. At present it is officers' opinion that the emerging Local Plan housing policies carry limited weight for decision making. The relevant policies are as follows:-

Core Policy 1 - Presumption in favour of sustainable development
Core Policy 2 - Co-operation on unmet housing need for Oxfordshire
Core Policy 3 - Settlement hierarchy
Core Policy 4 - Meeting our housing needs
Core Policy 39 - The historic environment

5.4 Supplementary Planning Guidance

- Design Guide – March 2015

5.5 National Planning Policy Framework (NPPF) – March 2012

5.6 National Planning Practice Guidance 2014 (NPPG)

5.7 Neighbourhood Plan

The neighbourhood plan is in draft form and has yet to be examined. As its policies remain subject to unresolved objections little weight can be given to it.

5.8 Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation Human Rights Act 1998
- Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

5.9 Human Rights Act

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.10 Equalities

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010

6.0 PLANNING CONSIDERATIONS

6.1 The material planning considerations underpinning the assessment of this proposal are as follows:

- The principle of a residential land use in this location
- The impact in principle on heritage assets.

6.2 Principle of development

The general locational strategy of both the adopted Local Plan 2011 and the emerging Local Plan 2031 is to concentrate development within the five main settlements and allow small scale development within the built up areas of villages, provided important areas of open land and their rural character are protected. In terms of a hierarchy for allocating development this strategy is consistent with the NPPF, as is the intention to protect the character of villages.

- 6.3 Wantage is categorised as one of Vale’s five main settlements, and as such policy H10 of the adopted local plan would apply. This permits small scale new housing developments provided it would not harm the form, structure or character of the settlement and would make efficient use of the land.
- 6.4 However, both the adopted and emerging local plan hold very limited material planning weight in light of the lack of a 5 year housing supply. Consequently the proposed works should therefore be assessed under the NPPF where there is a clear presumption in favour of sustainable development. Sustainable development is seen as the golden thread running through the decision making process. Having a deliverable 5 year housing supply is considered sustainable under the three strands. Therefore, with the lack of a 5 year housing supply, the proposed works are acceptable in principle. Unless any adverse impacts can be identified that would significantly and demonstrably outweigh the benefits of meeting this objective.
- 6.5 **Sustainable Development**
Consideration must be given as to whether this proposal accords with the definition of sustainable development, which comprises three strands being social, economic and environmental. The NPPF makes it clear that these are mutually dependent and gains should be sought in all three areas simultaneously.
- 6.6 **Social and Economic**
The application site forms part of a town which has a wide range of services, including retail, educational provision, recreational and leisure facilities and frequent bus services. As such the proposal is considered to be in a sustainable location in social and economic terms. House building also brings social and economic benefits in terms of job creation, support for local services and will ultimately provide a sustainable location for future generations. The proposal would also provide a single dwelling towards the council’s five year housing land supply deficient which is a small but noteworthy contribution.
- 6.7 **Environmental Role**
The principle of the change of use of the building within the town centre is considered to be acceptable given its sustainable location and that it has sufficient space within the site to form parking and private amenity areas for a single dwelling. The use as a single dwelling house would not have a greater impact on the amenities of neighbouring properties and has the potential to have less movements associated with it than a bed and breakfast in terms of noise and disturbance.
- 6.8 Furthermore, the proposed new residential use would reduce the number of car movements in and out of the site; and its town centre location enables residents to access basic needs and services on foot rather than by way of private vehicle.
- 6.9 Details have not been submitted as part of this application with respect to any physical works proposed to the building; these will need to form part of a subsequent application for listed building consent.
- 6.10 Therefore, the principle of the change of use of the building to a single dwelling is considered to be sustainable in terms of the environmental role, and would comply with local plan policies DC5 and DC9, and the NPPF.
- 6.11 **Impact on Heritage Assets**
The conservation officer has been consulted as part of this application and has raised no objection to the principle of the listed building change of use.

6.12 Adopted Local Plan Policy HE7 permits the change of use of a listed building providing the new use can be accommodated without any significant adverse effects upon its features of special architectural or historic interest, and will not give rise to any harmful effects upon the buildings appearance or character.

6.13 A subsequent listed building application will be required in order to carry out works to the building and this application would indicate the works proposed and the impact on the listed building itself, the setting of adjacent listed buildings and the Wantage Town Centre Conservation Area. However, the applicant is advised that significant adaptations to the listed building are unlikely to be supported, in line with adopted Local Plan Policy HE7.

7.0 CONCLUSION

7.1 The proposed development will not adversely harm the visual amenity of the area, the character of the Lowland Vale, or the amenities of neighbouring properties. It can be accessed safely, and is in a sustainable location. As such, the proposal complies with the provisions of the Development Plan in particular with policies H10, GS1, DC5, DC9, HE1, HE4, HE5 and HE7 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 RECOMMENDATION

Planning Permission is granted subject to the following conditions and informatives:

1 : Development to commence within three years of the decision notice date

2 : Development to accord with approved plans

Informative:

1. Listed Building Consent

The building to which this planning permission relates is a statutorily listed building. This permission does not authorise any internal or external works which would affect the building - s historic or architectural character. This includes the removal or alteration of internal or external features such as windows, doors, fireplaces, staircases, chimneys, wood panelling and decorative plasterwork. Such works will require a separate grant of listed building consent, and to carry out such works without first obtaining listed building consent is a criminal offence.

2. Change of Use Only

This planning permission is for the change of use of the building/premises only and does not authorise any other development works or the display of advertisements which may require planning permission or advertisement consent.

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