
Site Address:	The Manor, Edward Gardens, Havant, PO9 3JJ		
Proposal:	Change of Use from Class C2 (Residential institution) to Class C3 (single dwelling).		
Application No:	APP/15/00388	Expiry Date:	22/06/2015
Applicant:	Mr S Burridge	Team:	Team 1
Agent:		Case Officer:	David Eaves
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located within Old Bedhampton Conservation Area and the property itself is a Grade 2 Listed Building. The List Description reads as follows:

Large house, used as a home for the elderly. C16, with early C19 extensions. Timber-framed house, with added front (west) and 2 wings of the later period. Brick, rendering, with a tile roof. Symmetrical west front (all of the 2nd period) with slightly-recessed centrepiece of 2 storeys, 3 windows, and gabled wings of 2 storeys and attic, 1 window. The centrepiece is stuccoed, with a brick dentil eaves, hoodmoulds to the openings, sashes, and central gabled yellow brick porch. The wings have red brickwork with flush yellow dressings, hoodmoulds, and sashes. The rear (east) elevation has a shafted stack, 2 brick-faced gables (early C19) in the centre containing the windows with the remaining walling being exposed framing with rendered infilling. The wings repeat the front elevation, but with French windows to the ground floor. Inside the old north wall is exposed in the staircase, with its timber-framing.

The property has extensive grounds and car parking and garages to the front. The property is within a cul-de-sac of large properties with mature gardens.

2 Planning History

None recent.

Older history:

12941/12C Change of Use of The Manor House from private residence to nursing home. Permitted May 1966

3 Proposal

The proposal is for a Change of Use only from a C2 (Residential institution) to Class C3 (single dwelling). Whilst it is understood that if planning permission is granted there will be proposed future works which would require Listed Building Consent, the proposal currently under consideration '*would not impact directly on either the buildings or grounds of the heritage asset; no building works will be carried out as a consequence of this individual application*' (DAS). There is therefore no requirement at this stage for an application for Listed Building Consent.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS16 (High Quality Design)
- CS17 (Concentration and Distribution of Development within the Urban Areas)
- CS9 (Housing)
- DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2

Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Conservation Consultant

Strongly recommend change of use be granted for the long term benefit of this important listed building. Informative requested.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: 1

Statutory advertisement: Yes

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the grade 2 Listed Building and Old Bedhampton Conservation Area
- (iii) Impact upon residential amenity
- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

In this case there are no physical works to be considered. The proposal does however result in the loss of supported communal living for the active elderly, although the building has not been occupied for some time other than by a resident housekeeper. It is understood that there was a lack of demand from residents for the model of accommodation formerly being provided and that the former use can no longer be sustained on the income produced. The issue is considered further in the Conclusion section of this report.

(ii) Impact upon the grade 2 Listed Building and Old Bedhampton Conservation Area

The application has been considered by the Councils Conservation Consultant. The building has been inspected internally and it is considered that it could be readily occupied as a single dwelling without the need to change the layout. The building was indeed designed as a single family dwelling set in larger grounds than now remain.

From an historic building perspective revision to a single family dwelling house is strongly supported. The building does not lend itself to sub-division without compromising the interior and setting. Use as a single dwelling reduces pressure on the building. Future works to the fabric of the building may require Listed Building Consent in their own right but are not part of the current planning application.

The change of use is therefore considered to be to the long term benefit of this important listed building.

(iii) Impact upon residential amenity

It is considered that the proposed change of use is likely to result in a less intensive use of the building and is considered acceptable in the context of this small residential cul-de-sac.

8 Conclusion

In conclusion, it has to be acknowledged that the proposal will result in the loss of assisted living accommodation, however the viability of the continued use of such a model of accommodation is in doubt and the building is currently not being occupied in this use. The application has received strong support from the Councils Conservation Consultant as the proposed change to a single dwelling both reflects the property's history and affords the best opportunity to preserve and possibly in future enhance this important listed building. The change of use would be appropriate in terms of the property's setting with other residential properties.

Overall it is therefore considered that the proposals are acceptable and in the best long term interests of the building. Planning permission can be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00388

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement and Heritage Statement received 10th April 2015

Location Plan License Number: 100030848

Parking Plan License Number: 100030848

Existing Site Layout Plan Drawing No. 1000 Rev B

Basement Survey Drawing No. 1001 Rev B

Ground Floor Plan Drawing No. 1002 Rev B

First Floor Plan Drawing No. 1003 Rev B

Second Floor Plan Drawing No. 1004 Rev B

Cross Sections AA & BB Drawing No. 1005 Rev B

Cross Sections CC & DD Drawing No. 1006 Rev B

Cross Sections EE, FF & GG Drawing No. 1007 Rev B

West and East Elevations Drawing No. 1008 Rev B

South, North and Garage Elevations Drawing No. 1009 Rev A

Reason: - To ensure provision of a satisfactory development.