

**REPORT OUTLINE FOR AREA PLANNING COMMITTEES****Report No.**

<b>Date of Meeting</b>	05 April 2018
<b>Application Number</b>	17/12499/FUL & 18/00274/LBC
<b>Site Address</b>	The Kings Head, The Street, Whiteparish, SP5 2SG
<b>Proposal</b>	Single Storey Rear Extension (Orangery) to Pub Building & Separate Barn Conversion / Restoration with extension to provide Lodging
<b>Applicant</b>	Mr Shaun Wylie
<b>Town/Parish Council</b>	WHITEPARISH
<b>Electoral Division</b>	ALDERBURY AND WHITEPARISH – Cllr Richard Britton
<b>Grid Ref</b>	424530 123610
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Matthew Legge

**Reason for the application being considered by Committee**

Cllr Britton has called both the full & listed building applications to planning committee due to the local support for the scheme and concerns over the objection raised by the council's conservation officer.

**Members should be aware that this report covers both the FUL and LBC applications****1. Purpose of Report**

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the officer recommendation that the application be refused.

**2. Report Summary**

The development of the proposed single storey extension to the rear of The Kings Head is considered to be acceptable in terms of the impact on the character and significance of the listed building, however it is considered that the works required to create 8 units of associated hotel accommodation will result in significant extensions to the listed stable block resulting in harm to the character and setting of the listed building and the curtilage listed outbuilding.

**3. Site Description**

The Kings Head is a grade II listed building and the whole of the application site is located within the Whiteparish Conservation Area and also within the designated Special Landscape Area. The Public house itself is located within the retained settlement boundary and the rear

of the site is located outside of the settlement boundary and is therefore within the policy area defined as countryside for planning purposes.

#### **4. Planning History**

S/1999/0318	Extend sorting hall to gain new kitchen area with pitched roof over. Approved with conditions
S/2002/0405	Single storey rear extension to existing restaurant area. Approved with conditions
S/1994/0773	L/b application - removal of internal non load bearing partition, insertion of post below timber beam. Approved with conditions
S/2012/0812	Partial demolition of outbuilding within curtilage of listed building. Approved with conditions
S/1998/0823	Single stable with tack area. Approved with conditions
S/2010/0053	Demolition of existing building and construction of a new shop and post office premises with two flats over and terrace of three starter homes at the rear; off street parking. Approved with conditions
S/2010/0098	Demolition of existing building and construction of a new shop and post office premises with two flats over and terrace of three starter homes at the rear; off street parking. Approved with conditions
S/1996/1303	Removal of internal wall, building of brickwork pier up to underside of beam. Approved with conditions
S/2010/1563	Demolish part of curtilage listed outbuilding to form alternative access to car park, together with remedial works to remaining building. Withdrawn
S/2010/1564	Demolish part of curtilage listed outbuilding to form access to car park, together with remedial works to remaining building. Withdrawn
S/2000/2171	Externally illuminated projecting sign, fascia sign and 3 non-illuminated wall signs 1 a board sign and refurbish existing lanterns 4 flood lights at eaves level. LBC – Approved with conditions
S/2000/2172	Externally illuminated projecting sign, fascia sign and 3 non-illuminated wall signs 1 a board sign and refurbish existing lanterns 4 flood lights at eaves level. Approved
S/2003/2530	Proposed kitchen/dining room extension. Approved with conditions

#### **5. The Proposal**

Both the Full and listed building applications propose to undertake a single storey rear extension to the pub along with the conversion of the rear outbuilding and it's extension to provide 8 units of B&B accommodation. It is also proposed to provide an extension to the rear car park.

#### **6. Local Planning Policy**

The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20<sup>th</sup> January 2015:

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP24 (Spatial Strategy for the Southern Wiltshire Community Area)

CP39 (Tourist Development)

CP48 (Supporting Rural Life)

CP49 (Community Facility)

CP50 (Biodiversity and Geodiversity)

CP51 (Landscape)

CP57 (Ensuring high Quality Design and Place Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

CP60 (Sustainable Transport)

CP61 (Transport and Development)

Wiltshire Local Transport Plan 2011-2026:

Car Parking Strategy

Government Guidance:

National Planning Policy Framework (NPPF) March 2012

National Planning Policy Guidance (NPPG)

Supplementary Planning Guidance:

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

The Conversion of Historic Farm Building in the Countryside - 2006

## **7. Summary of consultation responses**

Whiteparish Parish Council has strongly supported the application but had reservations over the number of off street parking spaces provided. A revision to the scheme has increased the number of onsite parking spaces.

The Council's Conservation officer has objected to the scheme.

## **8. Publicity**

A signed petition of 52 signatures in support of the creation of the associated 8 bedroom accommodation has been received.

6 letters of support have been received these can be summarised as;

- *"...The development of the barn behind the Kings Head will affect the local community as a whole – bringing visitors to the community and income to our local pubs and village shop..."*
- *"...At a time when villages are losing their public houses, I feel it is important to support the landlords who are willing to make such an investment into the community. The barn will ensure that the public house is a sustainable business in the village and therefore full support should be given..."*
- *"Currently there is nowhere for them to stay within the village boundaries. I know of several businesses in the village that require accommodation for business associates and currently have nowhere to send them within the village."*

- *“The current barn is an eye sore. It is a building that is not utilised and is also in disrepair, needing serious renovation as proposed to maintain its stability and structure”*

1 letter of concern/objection (Salisbury Civic Society)

- General support for the rear single storey extension.
- Concerns expressed over the works to extend the rear outbuilding and desire expressed to look at alternative ways to provide the accommodation within the grounds.

## **9. Planning Considerations**

### ***Principle of development***

Officers are aware of the application S/2012/1150 which approved the change of use of the neighbouring public house known as The Fountain Inn. In considering the 2012 application Officers commented *“The Fountain Inn is currently one of three public houses within the settlement of Whiteparish and as such will not result in the loss of a central social and economical business within the village”* Clearly the LPA in permitting the change of the use accepted the loss in part due to the operation of two other Pubs in the village. The LPA is concerned about the potential loss of such key community facilities (such as The Kings Head) and therefore there is strong policy support for the retention of such community facilities.

The applicant has not submitted any financial viability assessment to suggest that the additional facilities are required to increase the viability of the business. However Officers are aware of the strong local support for the additional units of hotel accommodation and note the petition of support (52 signatures) wanting the new hotel accommodation. Officers also note the comments within the representation letters which support the extension to the rear of the Public house and the creation of additional hotel accommodation.

Core Policy 39 of the Wiltshire Core Strategy comments on the delivery of tourist development and tourism accommodation and the Council are supportive of rural businesses and aims where possible to support the growth of such. In this instance the rural business is considered to be a community facility in the form of a Public House and Officers note the local support for the retention of this community use. Core Policy 49 seeks to retain community uses and this applications proposed diversification being the introduction of units of associated accommodation can only reasonably be considered to be a positive addition to the business albeit that such a view is not supported by any evidence base.

Officers consider that the creation in principle of additional units of accommodation at the pub to strengthen it's viability and provide suitable accommodation potentially for other businesses in the area is supported by policy and is a positive enhancement economically to this village. There is no objection to the principle of the development.

### ***Impact on the Listed building & Impact on the character of the Conservation Area***

Notwithstanding Officers support for the principle of the creation of units of accommodation, the development has resulted in comments of concern from the Council's Conservation officer. Comments from the councils conservation officer can be separated into two parts, the single storey rear extension to the public house and the works to the existing outbuilding:

*Rear single storey extension* - The revised plans of the rear extension have been considered and whilst there is no objection to the principle of the development to the rear of the listed building there are concerns over the level of submitted details. Such details can however be secured by condition upon any approval.

*Conversion and extension to the stables* – The councils conservation officer has stated - *“I reiterate that I have no objection to the proposed conversion of this outbuilding but I do consider the proposals for its extension would change significantly its character and, in view of the size and scale of the extensions, overwhelm the original host element...”* Additionally The Salisbury Civic Society has also commented on this rear development to the former stables and states *“Following the appearance of amended plans, the Society's principal concern is with the work to the curtilage listed barn. This is a simple traditional building, which adds to the value of the whole group. While an effort has been made to create a visual break between it and the proposed large extension to its rear, the latter is still of disproportionate scale, and likely to have an unfortunate impact.”*

It is clear that the concerns of the conservation officer relate to the nature and amount of works required to create 8 units of accommodation from the conversion and development of the rear outbuilding. Concerns have been expressed about the proposed impact of the very large extension (greater than the footprint of the stable building) on the interest/setting of the stable. The proposed extension would dwarf the existing modest building. The proposed roof arrangement would also be at odds with the simple pitched linear character of the host dwelling.

It is also considered the scheme (*conversion and extension to the stables*) as presented would adversely impact on the character and significance of this grade II listed building and the curtilage listed stable block and would therefore be contrary to CP58. The design of the extensions to the rear outbuilding fail to respect the character of the host dwellings and therefore it is considered the design is contrary to CP57 which seeks a design that responds to local distinctiveness.

### ***Impact on neighbour amenity***

The works to the rear of the listed public house are single storey and are unlikely to represent any notable impact on the amenity of neighbouring dwellings. The development associated with the conversion and extension of the rear outbuilding will bring additional glazing in the form of Juliet balconies closer to the front elevations of three starter dwellings approved via planning permission S/2010/0053. Given Officers concerns the Juliet balconies have included timber slated privacy screens on the ground and first floor. These screens can be conditioned to be maintained to prevent any undue oblique overlooking towards the front elevation.

The primary rear and private amenity areas for these three neighbouring dwellings will be unaffected by the development to the outbuilding but the extension to the parking area will be visible. Whilst there is no entitlement to any view in planning terms the

extension of the car parking area out into the countryside is unfortunate as it will affect the verdant character of the area however officers consider that there are surfacing treatments solutions that can be used to negate the further spread of gravel or tarmacadam. Such surfacing treatments can be agreed by condition upon any approval.

### **Archaeology**

This site is of archaeological interest as it lies directly adjacent to the listed Kings Head Inn and in the historic core of Whiteparish, which dates to at least the Saxon period. Wiltshire Council Archaeology has not objected to the scheme subject to a condition imposed upon any approval to secure a programme of archaeological works in the form of an archaeological watching brief to be carried out as part of any development.

### **Ecology**

Wiltshire Council Ecology has not objected to this application and has commented:

“The building is not in an ideal environment to support a significant bat roost. Case officer site photos show evidence of lifted tiles on the existing barn, which may offer suitable crevice-roosting opportunities for bats. These potential roosts haven’t been assessed by the consultant ecologist in their report (Lowans Ecology & Associates, 18/12/17); however the building is surrounded by hard standing and has external floodlighting. These conditions make it highly unlikely that bats will be using these potential roost features. The informative below should support any given permission to alert the applicant to the possibility of bats being present.”

### **Parking/highways**

Wiltshire Council Highways has considered the scheme and has not raised any objection to the use of the existing access:

*“The car park is located to the rear of the pub served by an access of single vehicle width which passes between two buildings (the pub and the adjacent property). The limitations of the access are acknowledged in terms of restricted width and reduced sight lines for vehicles emerging onto the A27, and it is accepted that improvements are not possible. The use of the access is established and is located within the village centre where vehicle speeds are lower and turning vehicles/manoeuvres are expected. On balance I have no issue with an increase in use of this access associated with the proposed development, assuming that the accommodation would be tied to the pub.”*

Wiltshire Council Highways has raised some comment to the original provision of onsite parking spaces;

*“The proposal includes an increase in the floor area of the pub allowing for more seating in the restaurant. In order to assess the necessary amount of car parking required it would be useful to know the total floor area of the public areas of the pub. The parking for the pub / restaurant would be based on 1 space per 5sqm. I would also expect a provision of one parking space for each guest bedroom. Please can the applicant consider the required parking provision to reduce the likelihood of parking over spilling onto the adjacent public highway.”*

The revisions to the scheme have now significantly increased the numbers of onsite parking and as such the concerns from WC Highways and the Parish Council are considered to be sufficiently overcome.

## **10. Conclusion**

The development of a single storey extension to the rear of The Kings Head is considered to be acceptable in terms of the impact on the character and significance of the listed building however the works required to create 8 units of associated hotel accommodation will result in significant extensions to the listed stable block. The design of the extensions to the rear outbuilding fails to respect the character of the host building and therefore it is considered the design is contrary to CP57 which seeks design that responds to local distinctiveness. Equally the development of the rear listed stable block results in undue harm to the character and significance of the grade II listed building and the curtilage listed stable block and would therefore be contrary to CP58.

### **RECOMMENDATION:**

#### **REFUSE for the following reason -**

The extensions and alterations to the rear listed stable block will result in development which is considered to dominate the simple architectural massing of the host building by significantly increasing its massing. Any extension to this building should be clearly subservient in scale and simply detailed such that the host structure remains pre-eminent. The design is considered to be contrary to CP57 of the Wiltshire Core Strategy which seeks design that responds to local distinctiveness. The development would also result in harm to the character and significance of the grade II listed building and the curtilage listed stable block and would therefore be contrary to CP58 of the Wiltshire Core Strategy (Jan 2015), the aims of paragraph 132 of the National Planning Policy Framework and the aims of the adopted Supplementary Planning Guidance entitled The Conversion of Historic Farm Building in the Countryside - 2006