

Deadline:	25 th MARCH 2010		
Application Number:	S/2010/0098		
Site Address:	WHITEPARISH VILLAGE STORE LTD THE STREET WHITEPARISH SALISBURY SP5 2SG		
Proposal:	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		
Applicant/ Agent:	SHERLOCK BOSWELL ARCHITECTURE		
Parish:	WHITEPARISHALDER/WHITE		
Grid Reference:	424544.6 123620.6		
Type of Application:	CAC		
Conservation Area:	WHITEPARISH	LB Grade:	
Case Officer:	Mrs J Wallace	Contact Number:	01722 434687

Application Number S/2010/0098/CAC

Proposed Development Demolition of existing building and construction of new shop and Post office with two flats over and terrace of three starter homes at the rear. Off-street parking

Officer Report

Councillor Britton has requested that this item be determined by Committee due to :

The considerable public interest in the application. In the interests of local democracy I feel that the complex and contentious issues raised by this application need to be aired and debated in public

1. Purpose of Report

To consider the above application and to recommend that Conservation Area Consent be REFUSED

2. Main Issues

The main issues to consider are :

1. Principle of demolition
2. Impact upon the Conservation Area

3. Site Description

Whiteparish Village Stores and Post Office are housed in a nineteenth century brick building located centrally within the village. The building is located within the Housing Policy Boundary and the Whiteparish Conservation Area. The site which extends some 45 metres to the rear of the building is within a Special Landscape Area.

4. Planning History

S/1999/0318	Extend sorting hall to gain new kitchen area with pitched roof over	A	27/04/99
S/2003/2530	Kitchen/dining room extension	A	9/01/04
S/2007/1369	Change of use of area from residential to A1 (shop) & single storey side extension	INV	30/08/07
S/2007/1866	Change of use of area from residential to A1 (shop) & single storey side extension	AC	08/11/07
2010/53	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		not yet determined

5. The Proposal

It is proposed to demolish the existing shop and post office building and construct a new shop and post office premises with two flats over. At the rear of the building, it is proposed to erect a terrace of three starter homes with off street parking. The applicant has stated that it is proposed to erect the dwellings to finance the re-building of the shop

6. Planning Policy

The following saved policies are considered relevant to this proposal

CN8, CN9, CN10, CN11 and CN12	Conservation Area
PPS5	Planning and the historic environment

7. Consultations

Parish council

Support on the grounds of maintaining the sustainability of the community in Whiteparish

Conservation

Object The existing building is apparently of early 20th century date, is attractive and provides a distinct marker of the eastern end of the High St, and the presumption should be against approval of demolition; simply because redevelopment is economically more attractive to the developer than repair and re-use of a historic building,

Replacement building does not enhance the Conservation Area, concern regarding design of new dwellings at rear of site and their location which is at odds with the general layout of dwellings in Whiteparish

8. Publicity

The application was advertised by site notice/press notice /neighbour notification with an expiry date

4 March 2010

In September and October 2009, prior to the submission of the application in January 2010, 37 copies of a duplicated letter of support were received. Each was individually signed. The letter stated that:-

Four years ago, a group took over the shop on behalf of the village. The villagers of Whiteparish intend to own the redeveloped shop

- The shop is a focal point of the village
- The shop is vital for pensioners who do not have independent transport
- The Post Office has expanded its services and is no longer under threat of closure
- About 10 local jobs are provided

Since the application was submitted earlier this year, a further four copies of this letter have been received by the Local Planning Authority

One letter of **objection** has been received.

The shop and PO are an essential service and should be maintained in the existing building if practicable. However, object to the three dwellings in the garden on the following grounds:-

- Development would be outside the boundary of the village
- Increased use of access at congested point onto A27, at junction with Common Road
- Loss of privacy in rear garden
- Right of way between shop and Church View is owned by no1 Church View

9. Planning Considerations

9.1 Principle of demolition

The Conservation Officer considers that the current building makes a positive contribution to the Conservation Area as it has qualities of age, style materials which reflect the local characteristics. He also considers that it relates well to the adjacent Listed Public House (Kings Arms) and when considered as part of the local group of buildings it also serves as a reminder of the gradual development of the settlement. Policy CN9 states that In Conservation Areas, the demolition of buildings is only permitted where the existing structure is:

- (i) wholly beyond repair; or
- (ii) of a character inappropriate to the Conservation Area; or that
- (iii) there are overriding highway, or other safety reasons; or
- (iv) where planning permission has been granted for the development of the site.

(I) Wholly beyond repair

Whilst the applicant has stated that the current buildings are in a poor condition, approaching the end of their economic life and the retail areas are too small to be economically viable, but there is no financial appraisal of the options available and so it has not been clearly demonstrated that the building is wholly beyond repair, and therefore the Conservation Officer considers that in accordance with PPS5, the presumption should be against demolition.

(II) Of a character inappropriate to the Conservation Area

When considering the existing buildings' contribution to the Conservation Area, it is judged to be typical of the Whiteparish village vernacular with brick elevations and a steep clay tiled roof. The main retail building has clearly been added to in the past and in itself is undistinguished and of little architectural value, but the character of the building is not inappropriate to the Conservation Area. However, it could be argued that as the existing building is undistinguished and of no architectural merit and the replacement will provide enhanced facilities for the village, that the demolition of the undistinguished building could be acceptable, providing the replacement building is of a traditional style, form and mass and is sympathetic to its immediate surroundings.

(III) There are overriding highway, or other safety reasons

Whilst the current building has been operating for a long period as a shop, the access to it is located very close to the highway and it could be argued that a replacement building designed for modern retailing which as well as enhancing the sustainability of the community would provide other advantages, such as improved access to the building, improved visibility and with the creation of a pavement; safer access to the building would have advantages for the local community .

(IV) Where planning permission has been granted for the development of the site

Justification for this proposal rests on the social and economic importance of the existing Village Stores and Post Office. National guidance and Local Plan policies support the retention of village facilities. PPS1 encourages the creation of sustainable communities and in this context enhancing the economic vitality and viability of the village shop is also a principle objective of the

Local Plan. Both PPS4 and PPS7 support proposals that will improve and enhance the quality and sustainability of rural communities and it could be argued that supporting the expansion of the retail space, as well as a more practical and functional layout would encourage the continuity of the community facility provided by the village stores.

9.2. Impact on the character of the Conservation Area.

The Conservation policies of the Salisbury District Local Plan seek to ensure that development would preserve or enhance the character of the Conservation Area. The removal of features that detract from the quality of the area will be sought and views into and out of the area must be safeguarded. The demolition of buildings will be permitted where the building is of a character inappropriate to the Conservation Area or where planning permission has been granted for the site.

The agent states that the replacement shop building has been designed to be sympathetic to the immediate surroundings, without being a pastiche of the village vernacular. The proposed building would be constructed of brick with traditional detailing and he asserts that the shop front has been designed with a traditional feel. However the Conservation Officer does not consider that the proposed replacement building enhances the Conservation Area. In that officer's view, the replacement building is not distinguished, the shopfront window is too dominant and wide and the building is likely to have a detrimental impact upon the adjacent Kings Arms and overall the design of the building which it is proposed to erect in the place of the existing building would be detrimental to the character and appearance of the Whiteparish Conservation Area

However, in addition to the proposal to demolish and replace the shop it is proposed to erect a small terrace of three houses behind the shop. It is stated that these houses would be starter homes and that they would finance the shop's demolition and reconstruction. The site of the dwellings would be just within the Whiteparish Housing Policy Boundary but the gardens would be within the designated open countryside, though this is also true of part of the current garden of the building. The shop is very close to the historic core of the village whose essential character is its close knit linear development facing the road, the present Salisbury to Romsey Road (A27). This settlement pattern is an essential feature of the Conservation Area and is enhanced by the open countryside immediately alongside which contrasts with the compact linear development. The proposed small terrace of dwellings would therefore be unrelated to the historic form of the village and as such would neither respect nor enhance the character and appearance of the area. Overall, it is considered that the erection of a small terrace of dwellings in the position proposed would be totally out of keeping with the character of the locality

10. Conclusion

The general presumption in both national and local guidance is in favour of retaining buildings which, make a positive contribution to the character and appearance of a Conservation Area. In this case, it has not been established that the building is wholly beyond repair, the character and appearance of the building are appropriate to the Conservation Area, indeed it is considered that the current building makes a positive contribution to the Conservation Area. PPS5 has a presumption in favour of the conservation of heritage assets and suggests that the Local

Planning Authority should refuse consent for their total loss unless the loss would deliver substantial public benefits, the current nature of the building prevents reasonable use of the site and no viable use of the building can be found.

In this case, though there may be a public interest in demolishing the building, as it is asserted that a new building would provide a more practical and functional layout, no evidence has been provided to demonstrate this. In addition no financial appraisal of the scheme or the alternatives has been provided and therefore it has not been clearly demonstrated that the proposal to demolish the existing building is the only way of resolving the future of the shop and so the proposal is considered to be contrary to Local Plan policy CN9 and the aims of the national guidance as expressed in PPS5

Recommendation

Refuse for the following reasons

The existing shop building makes a positive contribution to the Conservation Area as it has qualities of age, style and materials which reflect the local characteristics and as well as relating well to the adjacent Listed Public House (Kings Arms) it acts as a focal point for this part of the village. The design and visual appearance of the proposed replacement shop is undistinguished and does not enhance the Conservation Area. Furthermore the proposed terrace of three dwellings would be unrelated to the historic form of the village and as such would be totally out of keeping with the character of the locality, neither respecting nor enhancing the character and appearance of the Conservation Area. Hence the overall scheme fails to preserve or enhance the character of the wider Conservation Area. Consequently in the absence of evidence that the building is wholly beyond repair, the scheme as proposed is not considered to be of sufficient quality to warrant the demolition of the existing shop and the proposal is considered to be contrary to the guidance and aims of PPS5 and Local Plan policy CN9.

Appendices:

NONE.

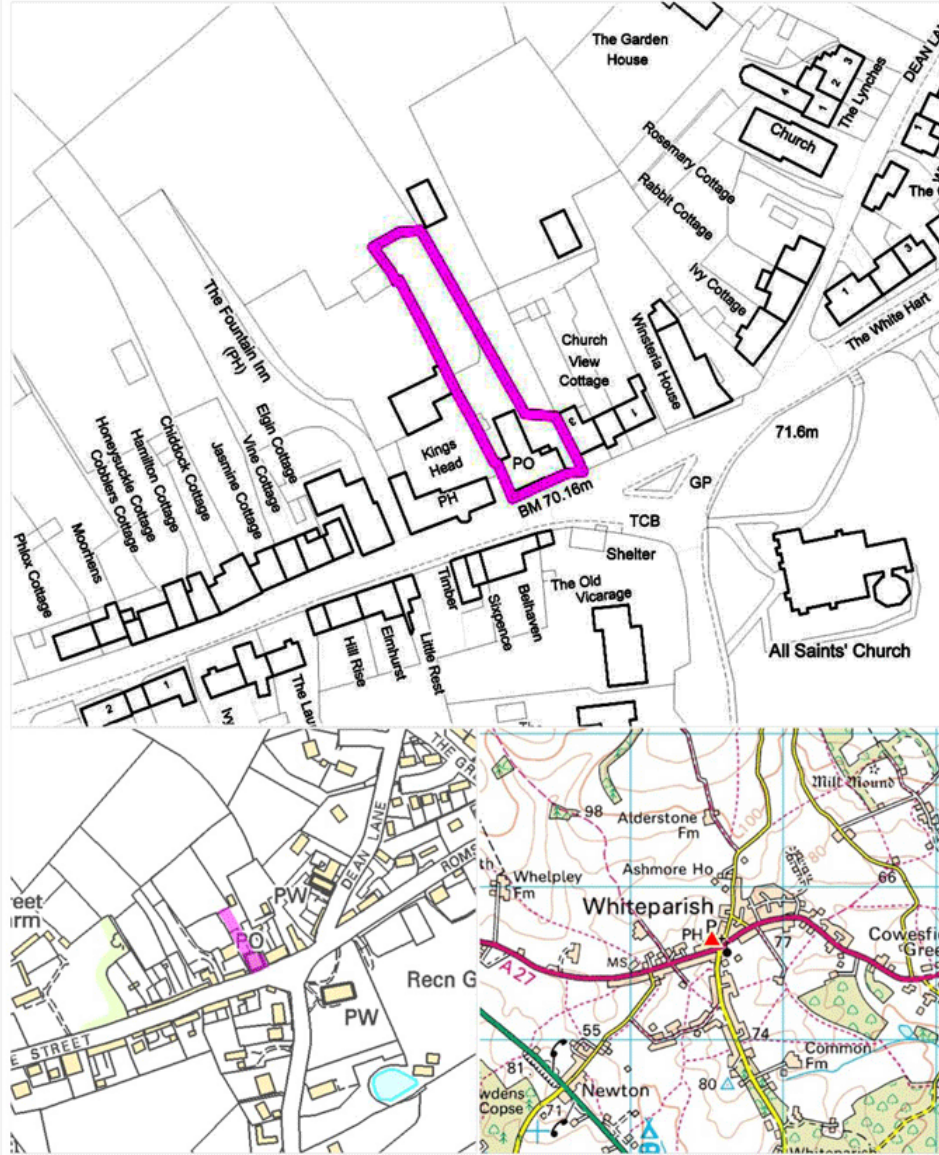
Background Documents Used in the Preparation of this Report:

Drawing ref.no. 0712/103
Drawing ref.no. 0712/01 rev A
Drawing ref.no. 0712/02 rev A
Drawing ref.no. 0712/03 rev C
Drawing ref.no. 0712/101 rev E

DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF A NEW SHOP AND POST OFFICE PREMISES WITH TWO FLATS OVER AND

Site Visit:

S/2010/98



WHITEPARISH VILLAGE STORE



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