

PLANNING COMMITTEE



Application Address	13 Wick Lane Christchurch BH23 1HT
Proposal	Demolition of existing commercial unit to side/rear of existing property. Construction of single storey side and 2 storey rear extension with full refurbishment of existing property. Construction of garage to the rear and formation of 1 x parking space via existing access. Amended Plans Received 30/11, 04/02, 03/03,31/03
Application Number	8/20/1084/FUL
Applicant	Mr & Miss Arkell & Richards
Agent	Mr Matt Stevens
Date Application Valid	30 November 2020
Decision Due Date	25 January 2021
Extension of Time Date (if applicable)	26 March 2021
Ward	Christchurch Town
Report status	Public
Meeting date	23 September 2021
Recommendation	Grant, subject to conditions
Reason for Referral to Planning Committee	Application called in by Councillor Hall as it may be contrary to policies HE1, HE2, H12 & BE4
Case Officer	Greg Lester

Description of Development

1. Demolition of existing commercial unit to side/rear of existing property. Construction of single storey side and 2 storey rear extension with full refurbishment of existing property. Construction of garage to the rear and formation of 1 x parking space via existing access.

Key Issues

2. The principal planning considerations in the determination of this application are the impact upon:
 - the host property which is a non-designated heritage asset
 - the character and appearance of the Conservation area;
 - neighbouring properties;
 - highway safety and the level of parking provision;
 - trees and biodiversity;
 - archaeology;
 - flood risk

Planning Policies ;

3. Development Plan:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Christchurch and East Dorset Local Plan and saved policies of the Christchurch Local Plan 2001.

4. The following policies are of particular relevance in this case:

Christchurch and East Dorset Local Plan – Core Strategy (2014)

HE1	Valuing and conserving our Historic Environment
HE2	Design of new development
HE3	Landscape Quality
KS1	Presumption in favour of sustainable development
KS11	Transport and Development
KS12	Parking Provision
ME1	Safeguarding biodiversity and geodiversity
ME6	Flood Management, Mitigation and Defence

Christchurch Borough Council Local Plan (2001) – saved policies.

H12	Residential Infill
H16	Crime Prevention and Design
ENV21	Landscaping in New Development
ENV 1	Waste Facilities in New Development
ENV 5	Drainage and New Development
ENV 6	Connection of Development to Mains System
T16	Access for those with impaired mobility

Christchurch Borough-wide Character Assessment 2003

Dorset Heathlands Planning Framework 2020-2025 – Supplementary Planning Document (SPD)

BCP Parking Standards Supplementary Planning Document adopted January 2021

2019 Christchurch Level 2 Strategic Flood Risk Assessment (SFRA)

The Christchurch Central Conservation Area Appraisal & Management Plan.

5. The guidance contained in the National Planning Policy Framework (NPPF) is a material consideration.

Paragraph 11 sets out the presumption in favour of sustainable development and states that where policies which are most important for determining the application are out of date planning permission must be granted unless policies in the Framework provide a clear reason for refusing the development proposals.

Paragraph 38 states that Local Planning Authorities should approach decisions on proposed development in a positive and creative way.

Chapter 5 sets out considerations applicable to delivering a sufficient supply of homes.

Paragraph 69 states:

*“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should:
c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes”.*

Chapter 7 seeks to ensure the vitality of town centres and paragraph 86 requires decisions to support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaption.

Paragraph 110 stipulates that the assessment of development proposals should ensure that:

- a) Appropriate opportunities to promote sustainable transport modes can be-or have been –taken up, given the type of development and its location;
- b) Safe and suitable access to the site can be achieved for all users; and
- d) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Paragraph 111 goes on to advise that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In Chapter 11 Paragraph 119 stipulates that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 120 requires decisions:

- to encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.
- to give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and
- to promote and support the development of under-utilised land and buildings,
- to allow upward extensions where the development would be consistent with the prevailing height and built form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards).

Paragraph 124 requires decisions to take into account:

- the identified need for different types of housing;
- desirability of maintaining an area’s prevailing character and setting, or of

promoting regeneration and change; and
- the importance of securing well-designed, attractive and healthy places.

Paragraph 125 advises LPA's to refuse applications which they consider fail to make efficient use of land, taking into account the policies in the Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

Chapter 12 seeks to achieve well designed places and paragraph 130 requires decisions to ensure that developments:

- will function well, and add to the overall quality of the area
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- are sympathetic to local character and history
- establish or maintain a strong sense of place
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development
- create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users.

Paragraph 134 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Chapter 14 seeks to meet the challenge of climate change, flooding and coastal Change.

Paragraph 159 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 162 of the NPPF states that:

“The aim of the Sequential Test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.”

Paragraph 163 advises that:

“If it is not possible for the development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance”.

Paragraph 164 states that:

The application of the exception test should be informed by a strategic or site-specific

flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk, and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall.*

Paragraph 165 states that *“Both elements of the test will have to be passed for development to be allocated or permitted.”*

Paragraph 167 states that

“When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications (for development in Flood Zones 2 & 3) should be supported by a site specific flood risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) The development is appropriately flood resistant and resilient;*
- c) It incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) Any residual risk can be safely managed; and*
- e) Safe access and escape routes are included where appropriate, as part of an agreed emergency plan.”*

Decision making principles in relation to the natural environment are set out in paragraph 174 which advises that the planning system is to contribute to and enhance the natural and local environment including protecting and enhancing valued landscapes, minimising impacts on biodiversity and providing net gains in biodiversity where possible.

Relevant Planning Applications and Appeals

20/0036/FUL	2 storey side and rear extension. Demolition of existing commercial unit to side/rear of existing property. Construction of garage and formation of 2 parking spaces via existing access and new parking space to front. Application withdrawn
8/19/0809/PAL	Two storey side extension and rear extension; single storey rear extension; garage to the rear and widening of access to rear parking. Officer advised: <ul style="list-style-type: none">• no objection in principle to the extension or alteration of the dwelling but need to carefully consider the appropriateness of the design and scale of the proposed enlargement of a non-designated heritage asset within the Conservation Area. Any application should be accompanied by a heritage statement Officers unable to offer support for proposed scheme due to the following concerns: <ul style="list-style-type: none">• Submission proposes a significant increase in the footprint (depth) of the building projecting into the rear garden, and the bulk, scale and mass of built form when viewed from the streetscene.• The two-storey side extension is not articulated or respectful of the historic integrity of the host

<p>building. Its proximity to the boundary with no.11 and the extent of projection forward of the property would be likely to result in concerns about the extension impacting on the outlook from that dwelling and also with regard to an overbearing physical relationship to no.11.</p> <ul style="list-style-type: none"> • When viewed collectively with the proposed garage the extent of redevelopment at the rear of the property could also be seen to have a detrimental impact on the non-designated heritage asset and the setting of the Conservation Area. • Trees in the rear garden are likely to be lost and proposal does not appear to present many opportunities for replacement planting which could help to mitigate the visual prominence of the proposed development on the site. 	
8/19/0345/PAM	Replacement dwelling Officer unable to support loss of heritage asset.
8/12/0269/HOU	Porch approved
8/07/0142/FUL	Change of use of rear garden to form a surfaced car park extension to existing car park Approved August 2007
<p>11 Wick Lane and sites adjacent 11 & 13 Wick Lane; 8/07/0185/FUL Convert no.11 to 2 flats, sever land and erect 3 terraced dwellings and pair of semi-detached units with associated parking Approved August 2007</p>	

Representations

6. The following comments have been received from two properties in Wick Lane:
- Single storey side extension should allow more light into the side windows of no.15, care should be taken not to affect plants, hedge and wall at no.15, - Keep the Blue Plaque
 - Rear garden has been abandoned for a number of years as a result it provides ideal habitat for birds – any disturbance should take place during winter months when birds are not besting.
7. Two representations of objection have been received and the following concerns are raised:
- Policy HE1 requires that the significance of all heritage assets and their settings will be protected and enhanced.
 - Building is a non-designated heritage asset in Christchurch Central Conservation Area which should be renovated without the substantial changes and extension requested.
 - Existing shop should be integrated into existing dwelling rather than be demolished.
 - 2.4m high new front wall and close boarded entrance gate directly abutting the public pavement conflicts with the view of the continuous one metre high boundary wall which links all 7 properties in this line of houses
 - Other changes are excessive and are not in keeping with adjacent dwelling (no.11) – both properties are referenced in the adopted Conservation Area

Appraisal as having “a number of original features and retain their “as built” external envelope”.

- Proposal is contrary to Town Plan policies BE4(1), H12(1)&(2), Core Strategy policies HE1 & HE2, and NPPF policies 192, 197 & 200.
- Proposal is subject of objections from BCP Highways and Landscape officers
- Remains of an interpreted Saxon ditch (burgh defences) were uncovered during construction of 15 and 17 Wick Lane (8/07/0185 refers) – this led to the present commemorative Blue Plaque located on the present west wall of no.13 – any planning permission should be subject to an archaeological condition.
- Considerable loss of trees – disagree with the low value placed on them in the applicant’s arb report
- Object to loss of side shop which has played an important role in the life of the town for decades as a dairy, old fashioned sweet shop and barber’s saloon

8. Christchurch History Society:

- Do not wish to object but concerned about the preservation of the Blue Plaque which is attached to the single storey part of the buildings. This should be removed and returned to the Society until the site is redeveloped when a decision can be made about the Plaque’s future.

9. Christchurch Antiquarians:

- Object on grounds that there is inadequate consideration of the potential for important archaeology under the site to be developed (evidence of nearby archaeological findings referenced in submission).
- The current building is an important part of the street scene in and around Christchurch Town Centre and any planning permission should provide a safeguard to preserve the existing form and mass as perceived from the street.
- Note the building makes an important contribution to the street scene in this part of the Town Centre Conservation Area and raise no objection to a sympathetic restoration of no.13. Recommend the recording of the interior of the building as suggested in the submitted Heritage statement, and the preservation of original features where feasible. Note the “bland” high wall and regret the loss of the shop front.

Consultations

- Christchurch Town Council

Received 29/01/21

Objection raised for following reasons:

1) The application site is located in an historic part of Christchurch and there is no assessment of the potential archaeological interest of the site by either a desk-based assessment or field assessment contrary to Policy HE1 of the Christchurch and East Dorset

Local Plan – Part 1 Core Strategy. It is noted that previous applications have remarked upon the archaeological interest in the vicinity (cf: Application ref: 8/070185) and that a standard archaeological condition without any prior assessment runs the risk of not protecting any archaeological potential;

2) The application refers to a bat certificate and a letter from Hearne Arboriculture without much further details submitted. Without any updated arboricultural details other than the landscape plan; and with the loss of tree cover proposed to the rear of the property, the scheme does not provide sufficient details to make an assessment. Further, without sight of the details accompanying the bat certification there is insufficient detail to again make assessment. The Scheme therefore is contrary to Policies ME1 concerning a priority species and HE3 of the Christchurch and East Dorset Local Plan – Part 1 Core Strategy.

3) The proposed scheme given the loss of tree cover and the loss of the commercial unit will create less than substantial harm to the significance of the conservation area contrary to Policy HE1 of the Christchurch and East Dorset Local Plan – Part 1 Core Strategy and paragraphs 196 and 197 of the National Planning Policy Framework.

- Dorset Council Archaeologist

Received 02/02/21

No need for re-consultation as comments previously expressed in response to application 20/0036/FUL apply:

The application is accompanied by a Heritage Statement. This document has identified correctly the site's location on the defences of the historic town at Christchurch. However, it does not seem to have recognised that several pieces of archaeological fieldwork have been undertaken on and around number 13 Wick Lane (information on which is available in the Dorset Historic Environment Record). Analysis of the results of this fieldwork may well have been useful in understanding better what the archaeological impact of the proposed development would be. However, since the previous archaeological fieldwork has shown the presence of archaeological remains associated with the defences, and since it is likely that more of these still survive and would be affected by the proposed development, I consider that the archaeological implications of the proposed development can be addressed by condition.

Hence, to ensure that those archaeological remains that would be affected by the development are recorded to an appropriate professional standard, I advise that the following condition should be attached to any grant of consent:

'No works shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to, and approved by the Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.

- BCP Trees & Landscaping

Received 19/03/21

The Tree and Landscape Officer welcomes the amendments made to the rear of the site, as shown in Landscape Plan, ref: LANDP001, Rev 004, dated 06.11.19. These changes increase the opportunity to plant appropriate trees and shrubs, so ensuring the built-form has less impact on its surroundings and the local character.

The Officer is however concerned with the proposed planting of *Acer platanoides* and *Prunus subhirtella* 'Autumnalis' due to their growth habit and would suggest that three *Betula pendula* and/or tree species with fastigate form are planted instead. The need to

construct an appropriately designed tree planting pit, is also recommended due to the surrounding buildings.

Received 21/01/2021

The Tree and Landscape Officer has expressed concerns about the proposed development of this site and the subsequent loss of vegetation, in their previous comments dated 05/03/19 and 10/03/20. The submitted Landscape Plan, drawing: LQNDP001, date 26/11/20 remains unchanged from the one viewed and commented on by the Officer, in relation to Planning application: 8/20/0036/FUL.

While in principle the Officer has no objection to pleached trees in general, the amount of tree planting and type proposed will not adequately mitigate the trees lost to facilitate, particularly the parking spaces and garage, at the back of the site. Therefore, the increase in built-form and lack of tree cover will alter the character of the locality and the Officer would recommend additional tree planting and soft boundary treatment, if planning is approved.

Therefore, the Officer is unable to support the scheme in its current form.

- BCP Design and Heritage Team

Received 15/01/2021

Heritage assets affected:

Christchurch Central Conservation Area

- o Character Area: 'Wick Lane, Silver Street, Whitehall, Church Lane and Quay Road'
- o Building identified in appraisal as a **positive contributor** (non-designated heritage asset)

Discussion:

The interest of this property is set out within the submitted heritage statement and in the Heritage comments on the previous (withdrawn) application. This application follows on from discussions at the time of the previous application and represents a significant re-working of the scheme to seek address concerns raised at that time.

Extending across the rear and side of the property at 2 storeys has been dropped in favour of a part 2 storey, part single storey extension, allowing the original house to be 'read'. Whilst the footprint of the new work is substantial, to a degree this is offset by removal of the later shop addition, the removal of which also positively allows for views of the side of the property to be opened up.

The scheme now includes a boundary wall to the front, where the present shopfront/doorway are. Incorporating a wall is not deemed out of keeping in the street scene, particularly considering the existing brick boundary wall across the road at no. 16 Wick Lane. The proposed wall is approx. the length of a ruler higher than that at no. 16, but if of a quality red brick, it should blend in comfortably with the neighbouring red brick walls either side. The wall returns to a low fence, but there doesn't appear to be an end pier (or similar) to neatly terminate the wall, it is suggested this is queried with the agent. It is also noted that in the elevation drawings the wall masks the single storey extension facing into the courtyard; it is suggested it would be prudent to request a courtyard elevation to clarify the appearance.

Trees are important within urban conservation areas and appropriate mitigation planting should be included for the tree works to the rear garden. The landscaping plan shows pleached trees for screening and it is considered the views of the Arboricultural Officer will be important as to whether this is a suitable replacement for the trees to be felled.

Any approval would need to be carefully conditioned to ensure that materials to match are utilised for the extension, and to ensure prior approval is given for:

- the new window to the front elevation (material & detailing),
- the materials/detailing for the work within the plot, namely the garage (bricks, tiles & doors), the new wall to the rear garden (bricks/detailing), the alterations to the existing front boundary wall (bricks/detailing), along with the new boundary wall in place of the old shopfront (bricks/detailing).

As the heritage statement notes (paras. 6.5 & 6.6), this is an area of archaeological potential and it would be appropriate to liaise with the Council's Archaeologist about any necessary conditions or other information required. Further, the existing period property is unusually very little altered, and it would be prudent to make a record of this, utilising the wording of para. 6.7 of the Heritage Statement for a prior approval condition.

Conclusion:

This positive building in the conservation area is in need of restoration and the site is somewhat overgrown to the rear (facing the car park). It would be beneficial to see this site brought back into use and its visual contribution to the conservation area enhanced through the work proposed. Whilst the previous scheme was a step too far in terms of the relationship of the new work to the period property, this revised scheme is considered to strike a better balance in terms of altering/extending the property and the overall appearance of the site.

Subject to the suggested conditions and the Arboricultural Officer being satisfied, this **revised application is supported**.

- BCP Highways - Minor Dev

Received 02/02/2021

The new Parking Standards SPD (Jan 2021) places this site within Zone A and as such would not require any parking provision due to its accessible location.

An enlargement of a single dwelling at this site would not require any uplift of parking and could have zero parking.

With regards to the proposals, I previously raised an objection due to the parking that was proposed on the site fronting Wick Lane. This has now been omitted so my objection in this respect has now been overcome.

As I previously commented, the proposals to form additional parking and widen the existing rear access from the Wick Lane Car Park does not pose any significant highway safety issues.

However, please note that whilst we have no objections to the widening of this access and its intensified use, it is assumed that the applicant has or will seek the necessary permission from the landowner as required. Any approval of this application does not also grant permission for the applicant to access their property via the Wick Lane Car Park, and the applicant should ensure they have the relevant permission from the land owner. You may wish to notify the applicant of this matter with an informative note.

No highway objections.

- BCP Environmental Health

Received 8/01/2021

No objection.

Constraints

- Conservation Area - 0.00m
- Flood Zone 2 (2019) - 0.00m

- FZ3a 30cc 2093 - 0.00m
- FZ3a 40cc 2133 - 0.00m
- SSSI Impact Risk Zone - 0.00m
- Areas Benefiting from Flood Defences - 0.00m
- Highways Inspected Network - 4.60m
- Heathland 5km Consultation Area - 0.00m
- Airport Safeguarding - 0.00m
- Coastal Area (Policy) - 0.00m
- Primary Shopping Area - 0.00m
- Town Centre Boundary - 0.00m
- Wessex Water Sewer Flooding - 0.00m
- Contaminated Land - Refuse Disposal - 205.48m

Planning Assessment

10. There is a presumption in favour of sustainable development within the NPPF and Policy KS1 of the Local Plan. Whilst there is no objection in principle to the extension or alteration of the dwelling there is a need to carefully consider the appropriateness of the design and scale of the proposed enlargement of a non-designated heritage asset within the Conservation Area

Site and Surroundings

11. No.13 is a detached 2 storey Victorian dwelling with a hipped slate roof and elongated rendered chimney stacks. There used to be a Dairy on the site and part of the rear garden was severed and incorporated into the adjacent public car park.
12. The dwelling sits at a slight angle to Wick Lane and it benefits from a small walled front garden which is a characteristic that is prevalent in this part of the streets scene. A single storey pitched roof side addition (commercial unit) presents directly onto the pavement and its gable side elevation projects approximately 4.2m forward of the front elevation of no.11.
13. Although consistent with the scale and massing of other buildings in the immediate vicinity no.13 appears distinctive by virtue of the simple, symmetrical, rendered frontage featuring traditional timber framed sliding sash window units either side of a porch. Nonetheless the property has informed the design of neighbouring properties and it is a non-designated heritage asset in a Conservation Area.
14. A millennium trail plaque attached to the west facing elevation of the commercial unit explains that there has been some excavations relating to Christchurch's historic past
15. Discussions have taken place between the applicant and the Christchurch History Society regarding the temporary removal and reinstatement of the blue plaque which is currently displayed. It is considered discussions regarding any subsequent relocation of the plaque can take place between the applicants and the CHS following any grant of

planning permission, with an agreement to be reached between the parties as to the plaques final location. An informative note to this effect can be appended to the decision notice.

Relationship to host property

16. The host property, which is a non-designated heritage asset, is currently in need of renovation and is showing signs of degradation, and whilst currently watertight the property would benefit from renovation. The proposed commercial unit appears to have been unoccupied for some time.
17. The proposal is supported by a Heritage Statement which sets out the context of both the property and archaeological background, which will be addressed in the following sections.
18. The host dwelling is included within the Council's Conservation Area Appraisal (2005) as making a positive contribution towards the Character and appearance of the Conservation Area. Following the withdrawal of the previous application, significant discussions occurred between the applicant's and the Council to arrive at the scheme which now forms the basis of the current application.
19. The attached commercial unit to be removed is of a block and render construction under an artificial slate tiled roof with a large shop front window with wooden entrance door to the side. The roof structure of the commercial unit cuts into the eaves line of the main roof below the gutter and obscures the side elevation of the Victorian property. A blue plaque is located on the side elevation, behind the boundary treatment of the neighbouring property.
20. The proposal would see the demolition of the commercial unit, which would positively open up views of the side elevation of the principal dwelling, which would be little altered by the proposals. The erection of a boundary wall to the front and side would result in the creation of a private courtyard, and would result in a boundary wall higher than those to the neighbouring properties. However, the proposed boundary wall is approximately consistent with the eaves height of the existing commercial unit, and is considered to relate well to the host dwelling, and is similar to those found of the opposite side of Wick Lane at No. 16. The choice of materials will be important to ensure the new wall does not result in a harmful impact on the host dwelling, however materials can be agreed by condition.
21. The proposal also seeks permission for a two storey rear extension and a single storey side/rear extension. The proposals would provide additional living accommodation in the form of additional bedrooms upstairs along with a new bathroom and an enlarged kitchen and living area downstairs.
22. The single storey element of the extension features a parapet roof design and glazed roof lantern, which is a form that is typical of extensions to both period and more contemporary properties. Whilst the principal dwelling is largely unaltered from its original construction, it is not considered the addition of the single storey element would demonstrably harm the host dwelling, and is considered to be proportionate and easily identifiable as a later addition.
23. Similarly, the proposed two storey rear extension has a design which sees it set in from either side of the host dwelling, along with having a lower ridgeline. The roof pitch will

match that used on the existing property and features a hip to the rear elevation, reflecting the design of the original roof. As a result of the changes from the original scheme, the proposed additions and their design would enable them to be 'read' as additions to the host dwelling.

24. The Council's Design and Heritage Officer has reviewed the details of the proposal and has raised no objection subject to a number of recommended conditions to cover details of materials to be used for the boundary wall, extension walls and roof, materials and door for the proposed garage and details of the new window to the front elevation.
25. On the basis of the above, it is not considered the proposal would demonstrably harm the character of the host dwelling, or its contribution to the Conservation Area.

Impact on the character and appearance of the Conservation area

26. The property is located within the Christchurch Central Conservation Area, within the character area identified as 'Wick Lane, Silver Street, Whitehall, Church Lane and Quay Road'. No. 13 Wick lane is identified as a positive contributor and is specifically mentioned within the assessment of the character area, including one under the section 'Degree of Heritage Assets Intact' (p35); *'of particular note are nos. 11 and 13 (north side) which have a number of original features and retain their 'as built' external envelope.'*
27. The site can be viewed from publicly accessible vantage points from both the front on Wick lane and also to the rear from the public car park, making the site sensitive in terms of any impacts on the character and appearance of the Conservation Area.
28. The alterations incorporated as part of the current proposal result in a reduction in bulk and area of extensions to the rear of the property, reducing not only the massing effect, but also allowing the extensions to be readily identified as later additions to the original dwelling.
29. The design and form of the rear two storey extension is considered to complement the existing property and follows the existing roof pitch and form. The proposed single storey extension utilises a parapet roof design with glass lantern over, and is also considered to be of an appropriate form. Both extensions are subservient in nature and would not appear dominant to the existing property.
30. The removal of the existing commercial unit to the side of the dwelling would positively open up views to the original side elevation of the property, which will be largely unaltered as a result of the proposals. A new brick wall will be erected along the front elevation at the site of the commercial unit and would stand to a height of approximately 2.3 metres, and featuring a pedestrian access gate with brick arch above.
31. Whilst the wall height is significantly greater than that of the neighbouring properties to the host dwelling, a similar height wall exists at No. 16 opposite, and as such it not considered to be inappropriate within the Conservation Area. It

should also be noted that the boundary is currently enclosed at this point by the front elevation of the existing commercial unit, which stands 2.3 metres in height to the eaves.

32. Whilst the forms are different, the overall height is not altered, and given the presence of a high brick wall on the opposite side of Wick Lane, it is not considered the proposal would have a harmful impact on the character or appearance of the Conservation Area.
33. The Council's Conservation Officer is supportive of the proposals subject to conditions which have been outlined in the section above. They also note the property itself is in need of restoration, and to be brought back into use. With its visual contribution to the Conservation Area being enhanced through the work proposed.
34. Therefore, for the reasons above, the scheme is considered acceptable in this respect.

Impact on neighbouring properties

35. The proposed additions to the property in terms of the two storey rear and single storey rear/side extensions will bring the build form both nearer to the side boundary to the southwest and also further towards the rear of the plot.
36. The two storey element of the extension is set in from the boundary, and projects a total of 3.3 metres beyond the rear wall of the property to the northeast (no.11) and 1.4 metres beyond the nearest element of the property to the southwest (no. 15).
37. The location of the two storey element results in a wall to wall distance between the properties of 7.7 metres to the southwest and approximately 3.4 metres from the property to the northeast.
38. Given the relatively limited rearward projection at two-storey, and set in from the boundary, it is not considered the proposals would result in any significant loss of light or overbearing impact. Furthermore, given the orientation of the properties, any significant overshadowing as a result of the proposals is unlikely.
39. The proposed two storey extension has a single window in the southwest elevation, proposed to serve an en suite bathroom. Given the distance from the boundary, it is considered this window, in the absence of obscure glazing, could have direct views to the garden of the neighbouring property. A condition is therefore recommended to ensure this window is obscurely glazed.
40. The proposed rear facing windows are unlikely to result in any significant additional overlooking across the gardens of the properties to either side than those which currently exist at the first floor level.
41. Turning to the proposed single storey additions and garage, given the positions and profile of the proposals, it is not considered any observable impacts on neighbouring occupiers amenities would occur.

Highway safety and the level of parking provision

42. All developments should provide minimum vehicle and cycle parking necessary to serve the development and prevent additional on-street parking, safe vehicular access to and from the development and servicing facilities that will not cause highway congestion or danger to highway users'. The site is in a sustainable town centre location, well serviced by public transport and is within easy walking distance of local shops and services.
43. The proposal provides two off road parking spaces and would be a higher level of off road parking than many nearby properties. The scheme complies with the Council's adopted Parking Standards Supplementary Planning Document (2021). The Highways officer does not raise any objection and subject to conditions and an informative the proposal complies with Policy KS12.

Trees and biodiversity

44. The group of trees situated within the property's rear garden, are of poor quality and are not considered a material constraint on the proposal. However, these trees, do provide a level of visual amenity to the locality and wildlife habitats and the removal of the vegetation should be mitigated by appropriate landscaping, with tree planting as part of the scheme. An appropriate Landscaping scheme has been submitted and adherence to and implementation of the landscape scheme can be conditioned (4)
45. The application is accompanied by a bat and barn owl report which concludes the dwelling generally had an unattractive quality to bats and that bats are not or have not used the building, and no evidence or opportunities for barn owls was noted. A negative bat and barn owl certificate has therefore been submitted.

Archaeology

46. The proposal is accompanied by a Heritage Statement which sets out the archaeological background, results of investigations and recommendations.
47. The supporting report notes that, due to the '*previously potentially undeveloped character of part of the site, the potential for meaningful archaeology from the Saxon and Medieval periods is high*'.
48. As a result of the above, the Archaeologist at Dorset Council was invited to comment on the proposals, based on the details discussed within the report that any excavations have '*the potential for archaeological material dating from the Mid-Saxon through to Post-medieval periods to be found on the site. The potential for encountering evidence of earlier structures on the site given the established historic pattern of development of the town is moderate to high. The evidential value of this material is potentially medium to high if encountered as it would add to the understanding of the age and extent of the town defences and potentially the age and extent (or not) of the medieval burgage plots to the town. However, provided an appropriate level of investigation prior to works taking place and method of recording is agreed with the County Archaeologist and the local planning authority this should not be an impediment to development taking place.*'
49. The Dorset Council Archaeological officer has recommended a condition be imposed on any consent and has confirmed that previous comments made in relation to the site and proposal remain valid. As such, it is considered with the imposition of an appropriately

worded condition, the scheme as proposed would not result in a harmful impact on the archaeological potential of the site.

Flood risk

50. The site is located within Flood zone 2, an area which has an annual probability of between 0.1% and 1% of flooding from rivers and sea. The property is a residential dwelling with a disused commercial unit attached. As the disused commercial unit would be removed as a result of the proposals, and a new extension to the dwelling provided, it is considered applying the Environment Agency standing advice is appropriate.
51. Standing advice is provided for developments such as minor extensions to dwelling or commercial premises, where the floor area to be created is less than 250 square metres. This applies in this case.
52. Notwithstanding the above, the proposal is supported by a Flood Risk Assessment which states that the new extension to be provided would be set no lower than the existing finished floor level and would incorporate flood resilience measures within the design where these are appropriate.
53. The proposed garage is located outside Flood Zone 2.

Other matters

54. When Christchurch Borough Council bought the land at the rear of 13 Wick Lane there is a covenant by the Council to build a brick boundary wall along the new rear boundary of 13 Wick Lane of approximately 1.82 metres in height, with timber frame close boarded access gates of the same height of 2.4 metres width. There is also a covenant by the owner of 13 Wick Lane that they will thereafter maintain the wall and access gates. Although such covenants are outside the remit of any planning application an informative should be added to any decision notice advising that it may be appropriate to establish the significance of any covenant restrictions prior to finalising any changes to the rear site boundary.

Summary

55. The proposal seeks to demolish an existing commercial unit attached to a residential property, and carry out works including a two storey rear extension, single storey rear/side extension, erection of a new garage, new boundary wall to front and the formation of a single parking space alongside the proposed garaged – with access via the existing entrance from the public car park
56. The proposals are supported as being sympathetic to the Conservation Area and would provide a much needed renovation to a building identified as a positive contributor to the Conservation Area, whilst still preserving the character and appearance of the wider conservation area.

Planning Balance

57. The proposals represent a carefully considered scheme which seeks to provide further living accommodation in a sympathetic manner whilst maintaining the character and appearance of the Conservation Area.

58. Whilst some concerns have been expressed regarding the scheme, both in terms of the impact to the Conservation Area, and also archaeological remains which may be present on site, it is not considered the matters raised would prevent the grant of planning permission, subject to a number of conditions to secure the submission of further details to ensure not only the on-site archaeology is appropriately recorded, but also materials of an appropriate nature are utilised.

59. As a result, the proposals are considered to accord with the development plan.

RECOMMENDATION

Grant, subject to the following:

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

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

ASP.19.024.001 RevB	Block and Location Plan
ASP.19.024.202	Proposed Front Elevation
ASP.19.024.201	Proposed Garage
ASP.19.024.200 RevE	Proposed Elevations
ASP.19.024.100 RevC	Proposed Plans
ASP.19.024.002 RevH	Proposed Site Plan
ASP.19.024.300 RevE	Proposed Street scene
LANDP001 Rev 005	Landscape Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development above DPC (damp proof course) shall take place until details and samples of all external facing and roofing materials have been provided on site, and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA. For clarity this condition includes bricks, tiles and doors for the garage, and bricks/detailing of the new wall in the rear garden, the new boundary wall in place of the old shopfront and the alterations to the existing front boundary wall.

Reason: This information is required prior to above ground-work commencing to ensure satisfactory visual relationship of the new development to the existing and in order to protect the character and appearance of the Christchurch Central Conservation Area.

4. All hard and soft landscape works shall be carried out in accordance with the details shown on plan ref LANDP001, Rev 005. The works shall be carried out prior to the occupation of any part of the development and the planting carried out in the first planting season following completion of the development or its first occupation, whichever is the sooner. Any planting found damaged, dead or dying in the first five years following their planting are to be duly replaced with appropriate species.

Reason: In order to ensure the implementation of the scheme is carried out in accordance with the approved plans. The long term establishment, maintenance and

landscaping of the site is necessary to preserve the amenity of the locality. This decision has also had regard to Policies HE2 and HE3 of the Local Plan and Government Guidance contained in the National Planning Policy Framework.

5. No works shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to, and approved by the Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.

Reason: The area is of archaeological potential and it is important that any archaeological features and finds are properly recorded.

6. Details of the proposed fenestration, to include details of materials, finish and full joinery details at a scale of not less than 1:10 shall be submitted to and agreed in writing by the Local Planning Authority prior to any development commencing on site. All works shall then be undertaken strictly in accordance with the details as approved.

Reason: This information is required pre-commencement to maintain the integrity of this historic building and in accordance with the saved policy HE1 of the Christchurch and East Dorset Core Strategy.

7. Building recording is undertaken of the existing structure to at least Level 2 as defined by Historic England in their publication Understanding Historic Buildings A Guide to Good Recording Practice (2016). This should have particular regard to surviving windows, doors, fireplaces and staircase.

Reason:

The existing period property is unusually very little altered and it is considered prudent to make a record of this

Informatives:

1. With regard to the details of the archaeological programme required by condition 5 the applicant is advised to liaise with the Senior Archaeologist at Dorset Council Tel:01305 224222.
2. Any approval of this application does not also grant permission for the applicant to access their property via the Wick Lane Car Park, and the applicant should ensure they have the relevant permission from the land owner. The applicant is also advised that it may be appropriate to establish the significance of any covenant restrictions prior to finalising any changes to the rear site boundary.

Background Papers