

Scale - 1:1250
 Time of plot: 09:11
 Date of plot: 29/03/2016



Rutland County Council
 Catmose,
 Oakham,
 Rutland
 LE15 6HP

Application:	2015/0998/FUL	ITEM 2	
Proposal:	Conversion of outbuilding to dwellinghouse including installation of new windows and access door (part – retrospective)		
Address:	14B, Queen Street, Uppingham, Rutland, LE15 9QR		
Applicant:	Mr Giles	Parish	Uppingham
Agent:	Mr Tom Riozzi, The Martin Design Partnership	Ward	Uppingham
Reason for presenting to Committee:	Referred by Chairman		
Date of Committee:	12 th April 2016		

EXECUTIVE SUMMARY

This application for conversion of an outbuilding to a dwellinghouse and to regularise external alterations is in part acceptable. The conversion would utilise an otherwise redundant building in the centre of Uppingham. The use would result in limited impact upon residential amenity and in principle is acceptable. However the poor materials, particularly the use of UPVC rather than timber, the style of fenestration and the number of additional openings fail to preserve or enhance the character and appearance of Uppingham Conservation Area, resulting in a recommendation of refusal.

RECOMMENDATION

REFUSAL, for the following reason:

1. The number of openings to the principal east elevation, their poor design and the use of non-traditional materials are harmful to the character and appearance of the Uppingham Conservation Area. The traditional form and design of this outbuilding (a non-designated heritage asset) that was sensitively retained in the 2010 approval has been removed. As such, the works fail to preserve or enhance the character and appearance of the Area, contrary to policies CS19 and CS22 of the adopted Rutland Core Strategy (2011), and to policies SP15 and SP20 of the adopted Rutland Site Allocations and Policies Development Plan Document (2014). These works are also contrary to heritage guidance contained in paragraphs 131 and 134 of the National Planning Policy Framework (2012) in that the harm, although less than substantial, would not be outweighed by any wider public benefits.

Site & Surroundings

2. 14B Queen Street is a two storey building in a central location within the Planned Limits to Development of Uppingham, and within Uppingham Conservation Area. The building is accessed from the public car park behind Uppingham Library. It dates from the early 19th Century, was previously utilised as an outbuilding to a property on High Street East, and is constructed of red brick with a grey slate roof over. The immediately surrounding properties are predominantly residential and include flats, dwelling houses and the public library building.

Proposal

3. This current application follows an earlier permission in 2010. It included conversion of the outbuilding, subject of this application, into a dwellinghouse, and the conversion of a single residential unit above a shop (on High Street East) into two flats. However this

was not implemented in accordance with the approved plans either externally or internally. As a result, the works that have been undertaken at 14B are not currently lawful. Furthermore, at the time of submitting the application, the building has not been occupied as a dwellinghouse. Therefore no use has been implemented.

4. This application seeks permission for the conversion of the outbuilding to a dwellinghouse and for the regularisation of the unauthorised changes.
5. The plans under consideration are attached at Appendix 1.

Relevant Planning History

Application	Description	Decision
FUL/2010/0363	Conversion of a single residential unit into 2 No. flats above shop; change of use of outbuilding to dwellinghouse.	Approved 14/07/2010

Planning Guidance and Policy

National Planning Policy Framework

Section 12 – Historic Environment

The Rutland Core Strategy (2011)

CS19 – Promoting good design
CS22 – The historic and cultural environment

Site Allocations and Policies DPD (2014)

SP15 – Design and amenity
SP20 – The historic environment

Consultations

6. Town Council
The retrospective applications be rejected and asked that Rutland County Council ensure the applicant complies with the original applications and that they should take the necessary steps to enforce this outcome.

Neighbour Representations

7. Boots the Chemist – 26 High Street East
The letter of objection includes the reference number of this application only and makes no reference to 14B, all comments relate to an adjacent application at 14A which is being dealt with as a separate matter.
8. 6 Queen Street - Email dated 23 November
Elements of the application are not adequate and still harm caused because of unauthorised works. All other comments relate to a separate application being considered for 14A Queen Street.
9. Aspbury Associates on behalf of 6 Queen Street
Fenestration inserted on the east elevation of the recently converted 14B does not comply with fenestration shown on previously approved plans.

An external chimney stack has been removed from the gable of 14B which is yet another loss of an architectural feature in Uppingham Conservation Area.

10. 24 High Street East

- North Elevation shows a chimney. This is incorrect. The north elevation does not have a chimney as removed by the developer. This chimney does not belong to 14B. It belongs to 24 High Street East and was demolished without our consent.
- Proposed north elevation indicates a window. This boundary wall window looks directly onto our property and does not comply with planning conditions.
- South elevation does not include the large TV aerial on the apex of the roof.
- East elevations indicates window B has been elongated. This was not originally a window but a door.
- The size has been greatly increased from application 2010/0363 and is out of character with the excessive number of windows currently installed and with the size of the wall of the building.
- The 2010 permission states that windows and doors must be constructed from timber. The windows and door are highly visible from the car park. All are UPVC and the material is out of character with the original construction of the building in this conservation area.
- The 2010 permission stated a car parking space had to be maintained. There is no provision for this and none in the new proposal.
- The condition imposed relating to the submission of details of materials prior to construction has been ignored by the developer.
- The application should not be approved and enforcement made to comply with the original conditions.

Planning Assessment

10. The main issues are:
- Principle of development
 - Impact upon Uppingham Conservation Area
 - Impact upon residential amenity
11. With regard to the impact on the Conservation Area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires that in exercising planning powers special attention should be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. This carries significant weight in considering planning applications.
12. In considering the impact on residential amenity, attention is given to Policies CS19 and SP15.

Principle of Development

13. Prior to the previously approved 2010 application the current outbuilding was redundant. It has now been converted to a dwellinghouse and has been fitted out as such. At the time of submitting the application no use had been implemented on the site as there was no evidence that the building had ever been occupied as a dwellinghouse.
14. Policy SP5 of the Rutland Site Allocations and Policies Development Plan Document (adopted 2014) states that sites for additional residential development will be encouraged within the Planned Limits of Development where it involves the re-use of buildings in Uppingham Town Centre. The proposed conversion to a dwellinghouse is therefore in accordance with this policy and acceptable in principle.

Impact upon Uppingham Conservation Area

15. The building is situated to the rear of a public car park. Views of it are mostly limited to the rear of the car park. When looking from the public highway, views are partially obscured by an existing wall located to the rear of No.10 Queen Street.
16. Prior to the 2010 application there was an existing capped chimney stack on the north elevation of this building. That application showed the stack being retained.
17. Since 2010 the upper half of the chimney stack has been removed. The current application does not propose any reinstatement and shows the chimney stack outside the ownership of the applicant. If the applicant has demolished part of another person's building that is a private issue between the applicant and neighbour.
18. Consideration has been given to the potential reinstatement of the chimney, as chimneys are an important feature of the roofscape within this part of the Conservation Area. As the chimney had been capped prior to 2010, it appeared squat and squared off. Only 90cm of the upper stack was visible over the existing roof, and only from limited viewpoints. On that basis, it neither positively contributed nor was detrimental to the conservation area; its impact was therefore neutral. Irrespective of the ownership issue the Council does not need to seek its reinstatement.
19. The three roof lights to the rear of the property would not be obtrusive given that they would not be visible at ground level from any public areas. Previously 2 roof lights were approved on the rear roof slope in different positions.
20. The 2010 application indicated that the principal east elevation of the building had two full length openings, both of which were timber doors. One door was sited centrally in the building with the other being sited to the end nearest to 24 High Street East. Both openings are shown as having decorative brick arches over.
21. The 2010 application retained the access door nearest 24 High Street East, with a small traditional ground floor window then proposed in place of the central door. Two traditional windows were proposed at the first floor, both of which would reinstate previously bricked up openings. On this basis, the proposal in 2010 retained the character and appearance of the outbuilding. It was a sensitively designed and appropriate conversion.
22. However, the current application shows a number of alterations to the principal east elevation. For clarity each of these has been addressed individually. Equally of consideration is the revised internal layout which differs to the proposed layout of 2010. The internal alterations appear to have contributed to the current unauthorised pattern of fenestration and are unauthorised in themselves.
23. Window A is constructed of UPVC and is a new opening that has been inserted at ground floor level to let light in at the foot of an internal staircase that was not on the original plan. This window is not an original opening and detracts from the appearance of the building.
24. Window B is a plate glass full length UPVC window in place of the previous timber door. It is of an inappropriate design and harms the appearance of the building. The door at the north end of this elevation (unlabelled on the plan) was of traditional design in the 2010 permission. It is now in a modern non-traditional form and made of UPVC. Both of these openings detract from the character of the building.
25. The three windows labelled D at first floor level are equally of an inappropriate design on the front of this modest building. The larger two windows are in the same location as the

previously approved opening, but they are wider. This means the traditional vertical form is lost to a modern horizontal form. The third window on the first floor is narrower. It serves a bathroom that is in a different location to that shown on the 2010 plans (served by a roof light). Window D is unnecessary on the previously approved floor layout.

26. In addition the east elevation as built has the clutter of gas and electricity meter boxes and a carriage lamp that further detract from the original simple form of the building.
27. The number of openings to the principal east elevation, their poor design and the use of non-traditional materials, fail to preserve or enhance the character and appearance of the Uppingham Conservation Area. The traditional form and design that was retained in the 2010 approval has been removed without authorisation.

Impact upon Residential Amenity

28. Following receipt of this application, a revised drawing was submitted to address an issue of overlooking. This is regarding a small area of land to the north of the site, currently used by the neighbouring property 24 High Street East as a bin storage area.
29. The 2010 permission approved two ground floor windows on the north elevation. Both of these overlooked the area of land now being used by No 24. However in 2010 the applicant showed that he owned the land overlooked by these windows. Only one of these windows has been installed. As the 2010 permission is no longer valid, the current application can be determined on its own merits. The revised drawing indicates that the window on the north elevation would be non-opening. Were this application recommended for approval a further obscure glazing condition could be added to prevent any overlooking of land not within the applicant's ownership.
30. As the current application site is an existing outbuilding there would be no greater impact upon the residential amenity of neighbouring properties as a result of overshadowing or loss of light. There is no private amenity space for the proposed dwelling therefore external noise or disturbance should be at a minimum.
31. The building is accessed via a shared footpath with 14A Queen Street and 24A High Street East. This also serves the rear entrance of retail properties at 24 and 26 High Street East. The first floor windows to the front elevation would have views over the parking area and garden for No 14A Queen Street which is in the same ownership as the application site.
32. Given all this, the proposed conversion of the outbuilding would not result in any unacceptable detrimental impact upon the private residential amenity of the occupants of the surrounding properties.

Other Matters

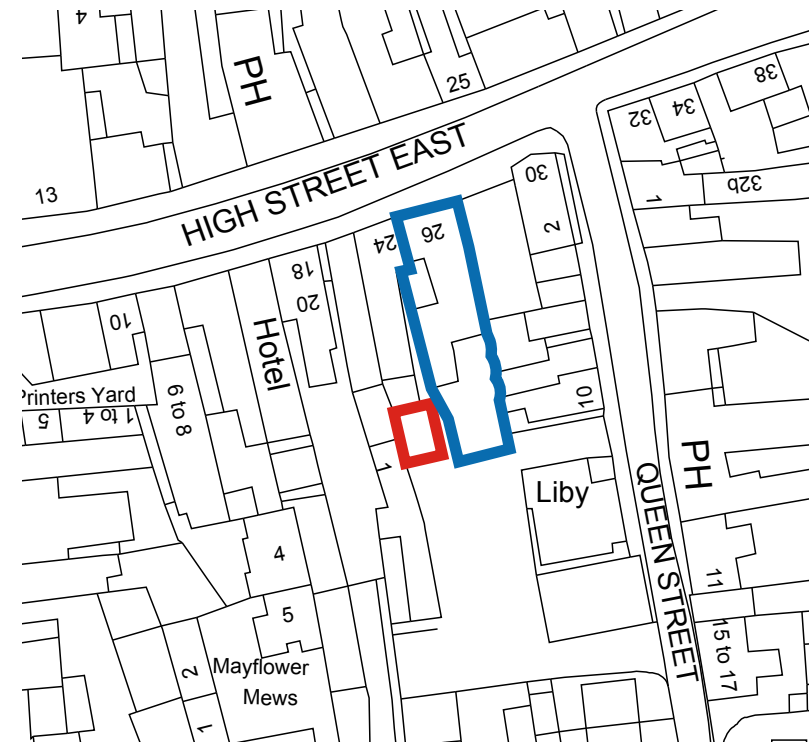
33. There is no parking provided for the proposed dwelling. Although this was part of the 2010 application, such provision is not a current requirement in town centre locations where accessibility to the site can be via other non-car modes of transport.
34. The application omits any details regarding bin storage areas. The applicant has verbally indicated that the bin storage could be undertaken on land within the same ownership. Whilst this area is outside the current application site for 14B this could be the subject of a condition if the application was approved.

PLANNING APPROVAL - 14B QUEENS STREET

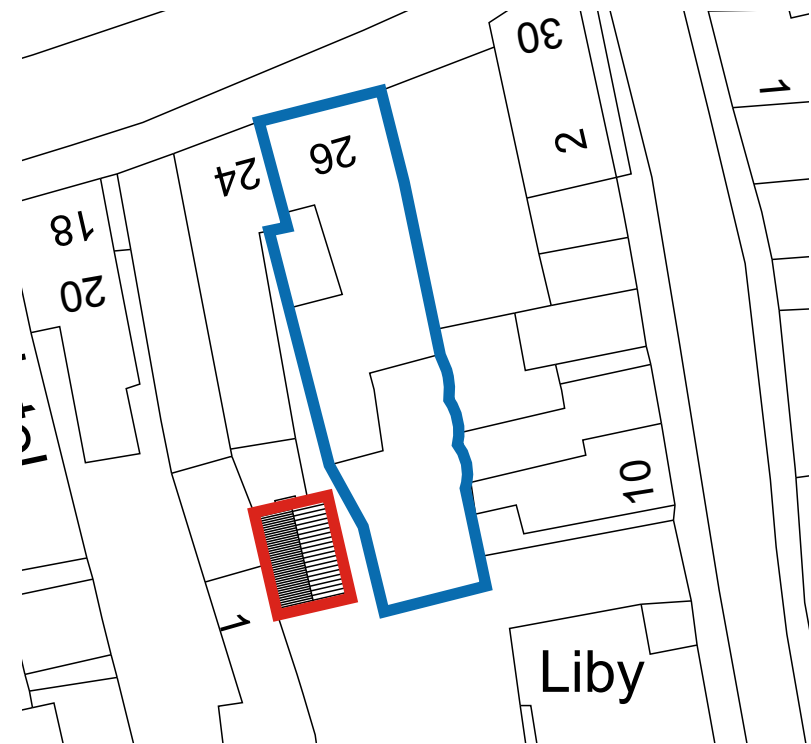
Approx site area of 14A - 243m²

Approx site area of 14B - 34m²

Appendix 1



SITE LOCATION PLAN
scale 1:1000

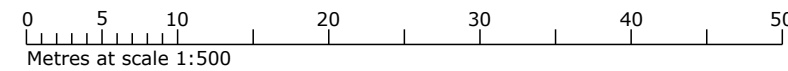
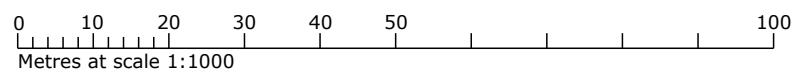
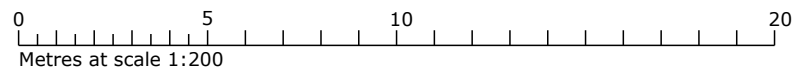


EXISTING SITE PLAN
scale 1:500



PROPOSED SITE PLAN
scale 1:200

Revised 26.11.2015



EXISTING AND PROPOSED SITE LOCATION PLAN



It is the responsibility of the client to advise of matters relating to land title, restrictive covenants, wayleaves or positions of public drains in relation to the site. Site boundaries are taken as visible fence lines unless advertised otherwise

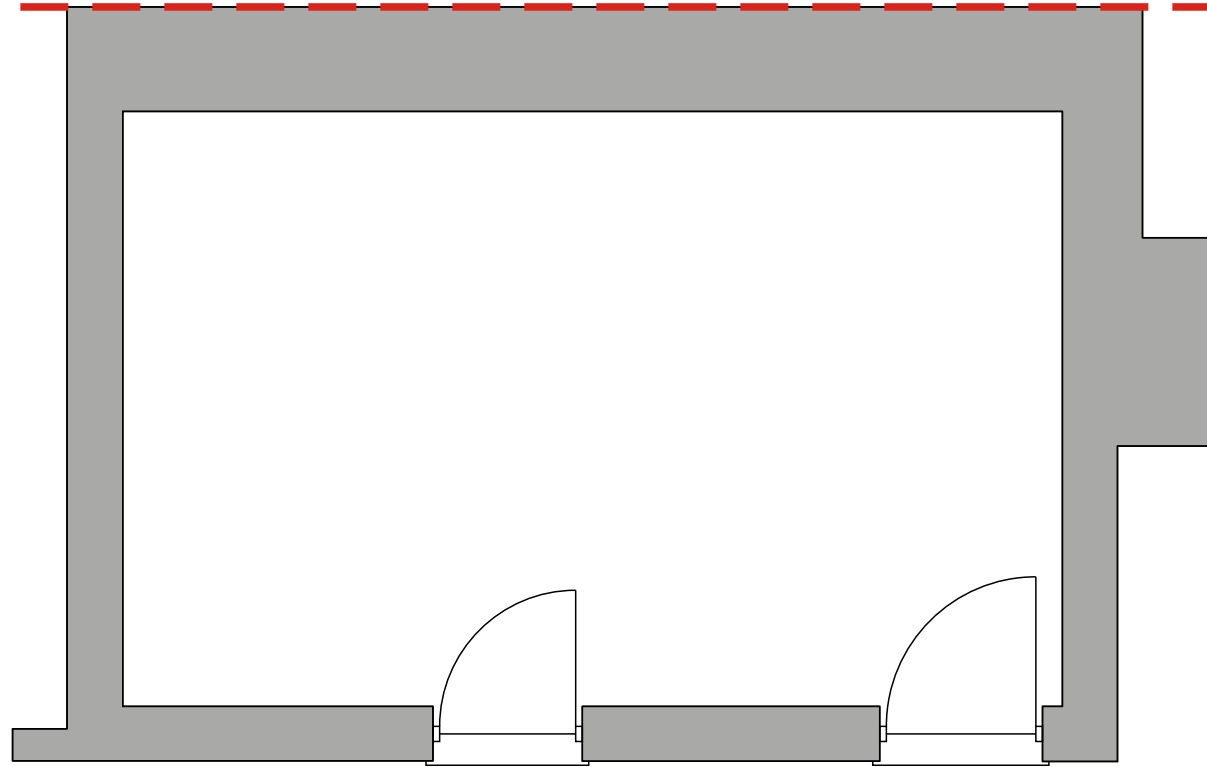
Drawings may be scaled for planning purposes only.

All existing and proposal drawings are based on measured surveys. Site drawings are based on Ordnance Survey plans.

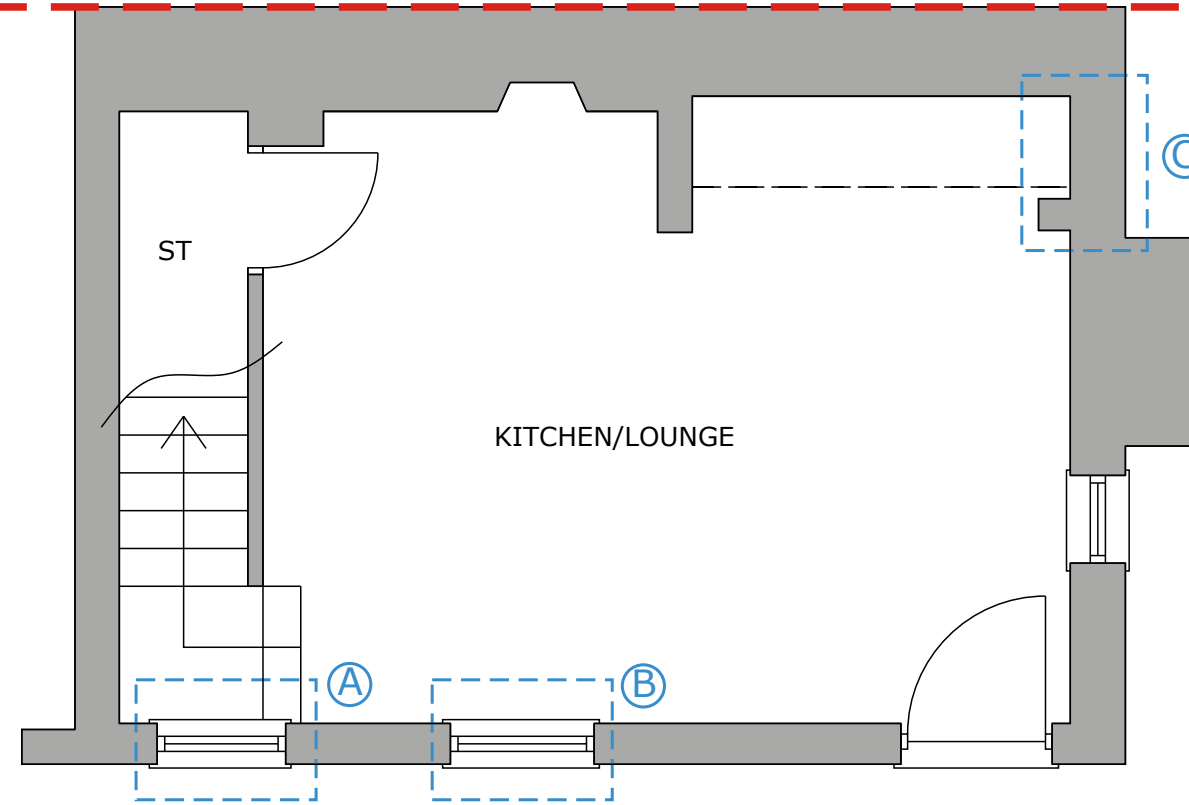
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Revision	Amendment Description	Initials	Date

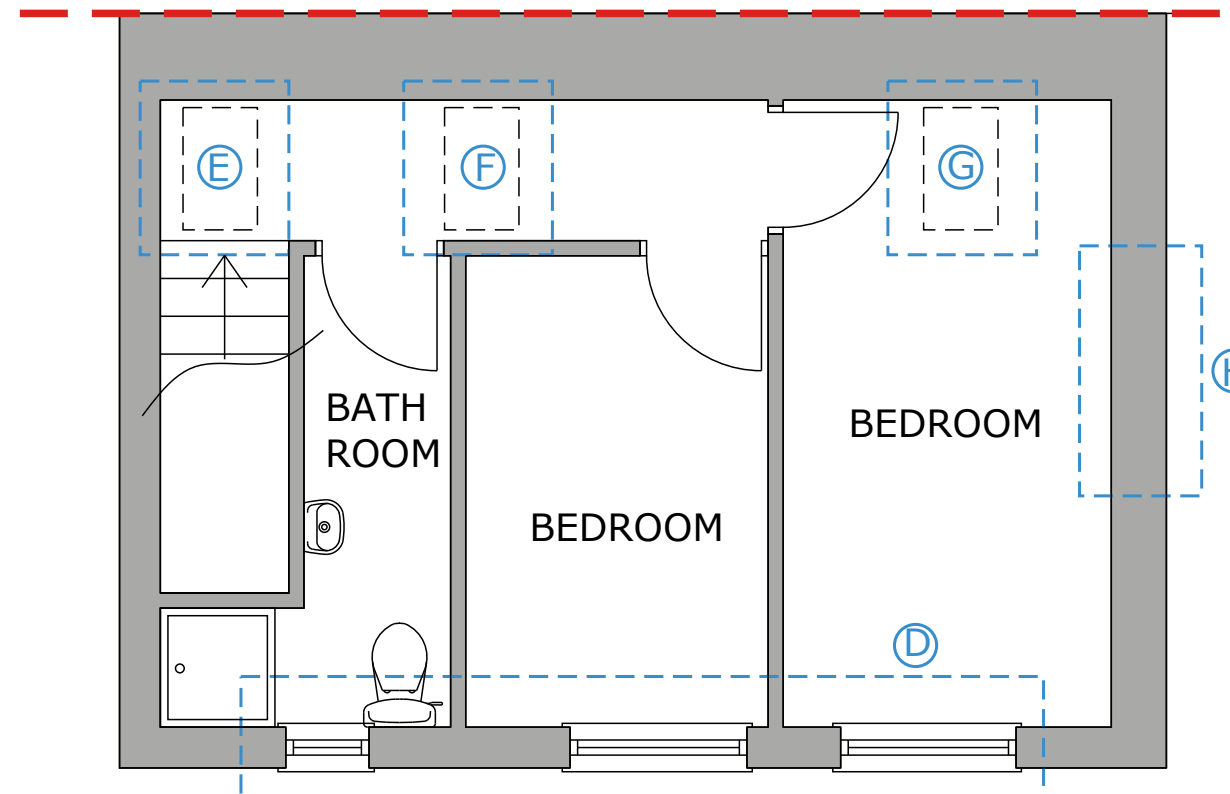
<p>The Martin Design Partnership <small>INCORPORATED IN THE UNITED KINGDOM</small></p>	
Client Address: Clive Giles 14B Queen Street Uppingham LE15 9QR	Project Address: Same as Client Address
Project No: 0689 Drawing No: P001 Date: 21.10.15 Drawing Title: EXISTING AND PROPOSED SITE PLAN Issue Type: PLANNING	Drawn By: TR Revision: / Scale: 1:1000/500/200 Checked By: SM
<small>Registered Office: The Factory, 33a Central Avenue, Wigston, Leicestershire, LE18 2AB T: 0116 2612839 F: 0116 2612816 E: office@themp.co.uk W: www.themp.co.uk</small>	
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EXISTING GROUND FLOOR PLAN
scale 1:50



PROPOSED GROUND FLOOR PLAN
scale 1:50



PROPOSED FIRST FLOOR PLAN
scale 1:50

RETROSPECTIVE ELEMENTS:

- A - Due to the internal alterations, a window has been added to the ground floor plan to allow for light into the stairwell.
- B - The window has been elongated with a head height of 1650mm and cill height of 0mm.
- C - The window on planning reference FUL/2010/0363 has not been installed.
- D - The 2 windows on the original first floor plan have been moved slightly to suit the new internal floor layout. An additional window has been added for light in the first floor bathroom.
- E - The velux window shown in the original WC has been moved left to suit the new stair landing.
- F - The velux window has been moved to the left.
- G - A velux window has been added to provide additional lighting into the bedroom.
- H - Chimney removed from first floor upwards.

Existing plans and elevations have been drawn using historical information only.

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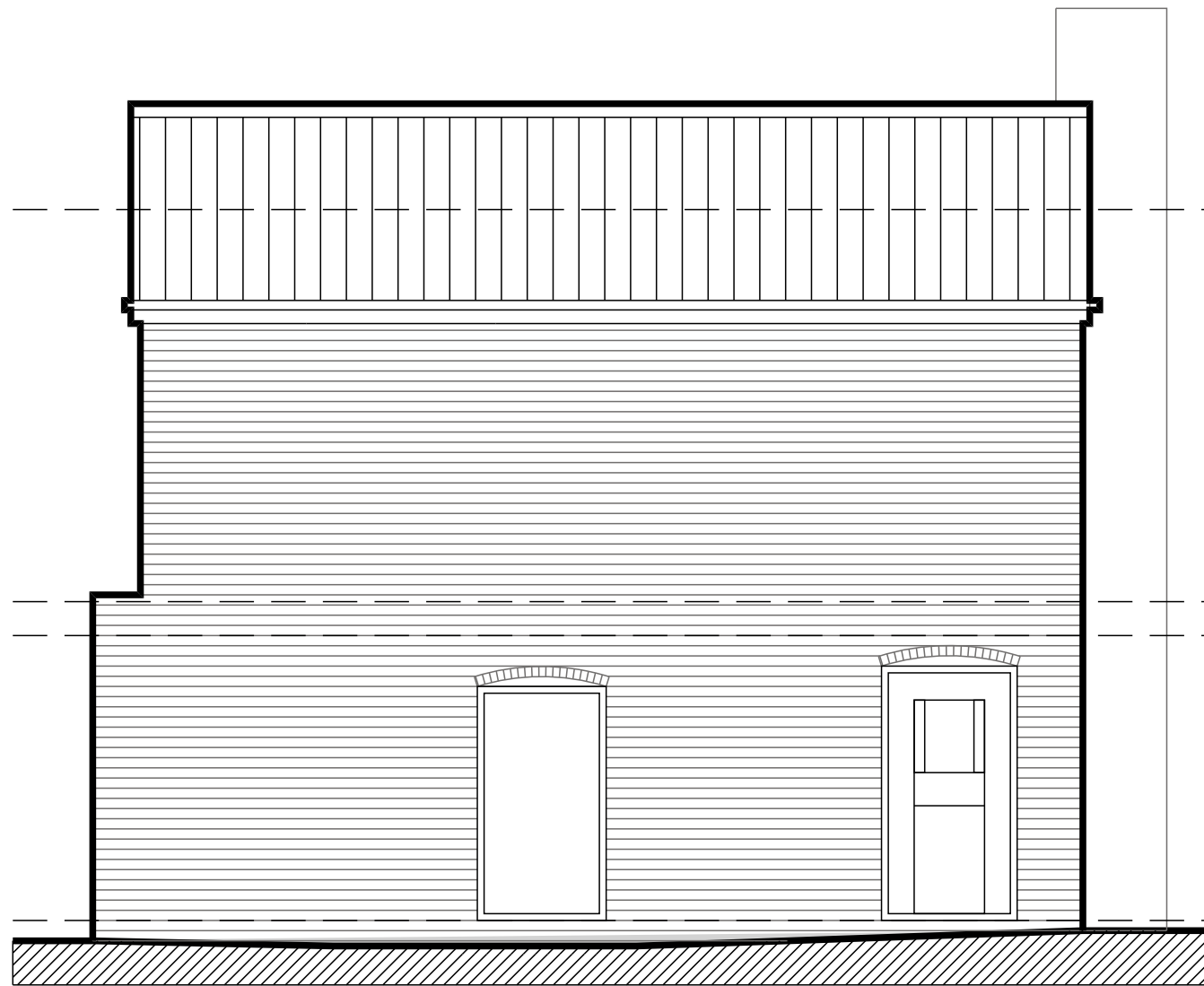
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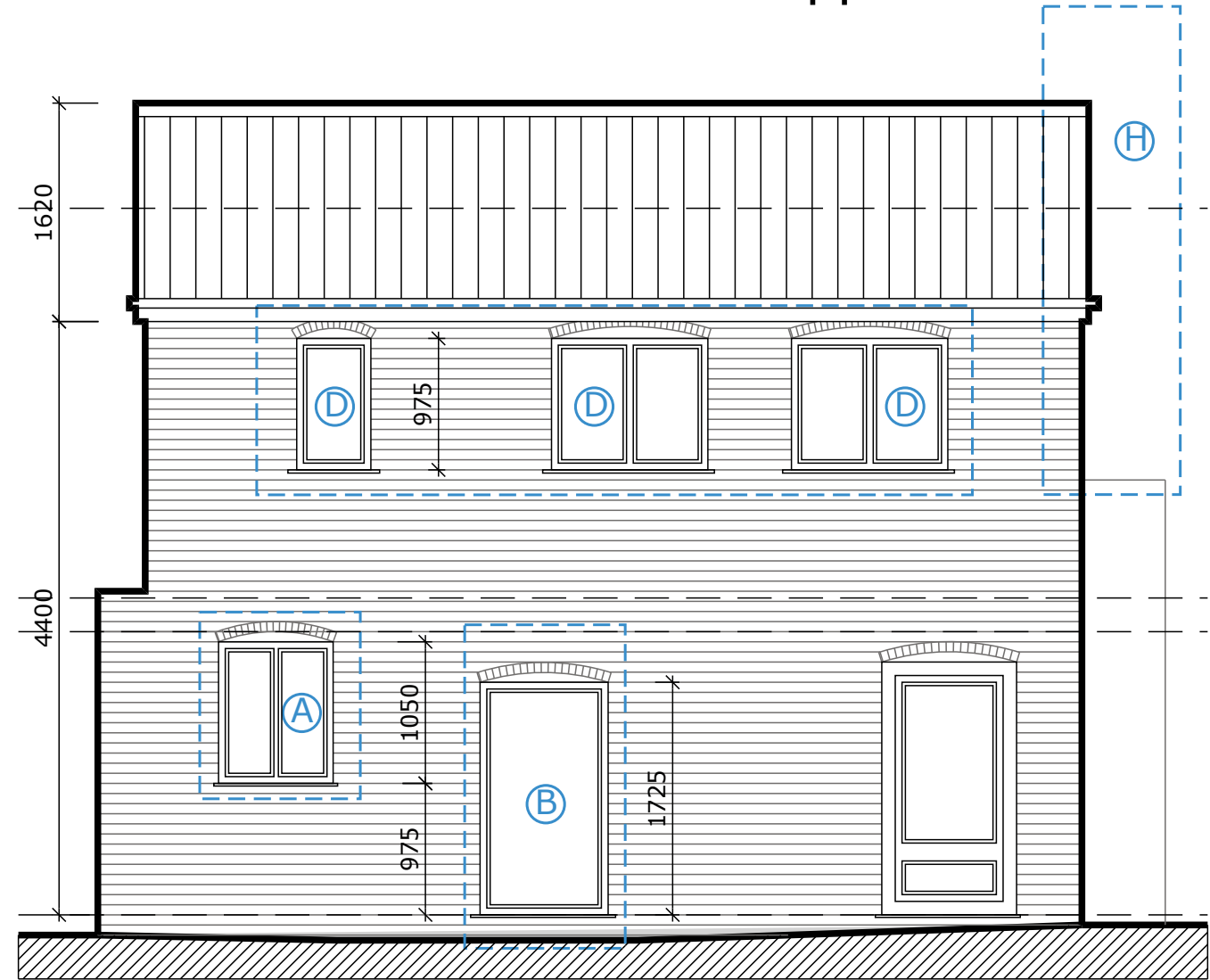
Revised 26.11.2015

A	Chimney removed further to discussion with planning officer.	TR	25.11.15
Revision:	Amendment Description:	Initials:	Date:
Client Address: Clive Giles 14B Queen Street Uppingham LE15 9QR		Project Address: Same as Client Address	
Project No: 0689	Drawn By: TR	Drawing No: P002	Revision: A
Date: 21.10.15	Scale: 1:50	Drawing Title: EXISTING AND PROPOSED FLOOR PLANS	
Issue Type: PLANNING		Checked By: SM	
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EXISTING AND PROPOSED FLOOR PLANS



EXISTING EAST ELEVATION
scale 1:50



PROPOSED EAST ELEVATION
scale 1:50

EXISTING AND PROPOSED EAST ELEVATION

RETROSPECTIVE ELEMENTS:

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Revised 26.11.2015

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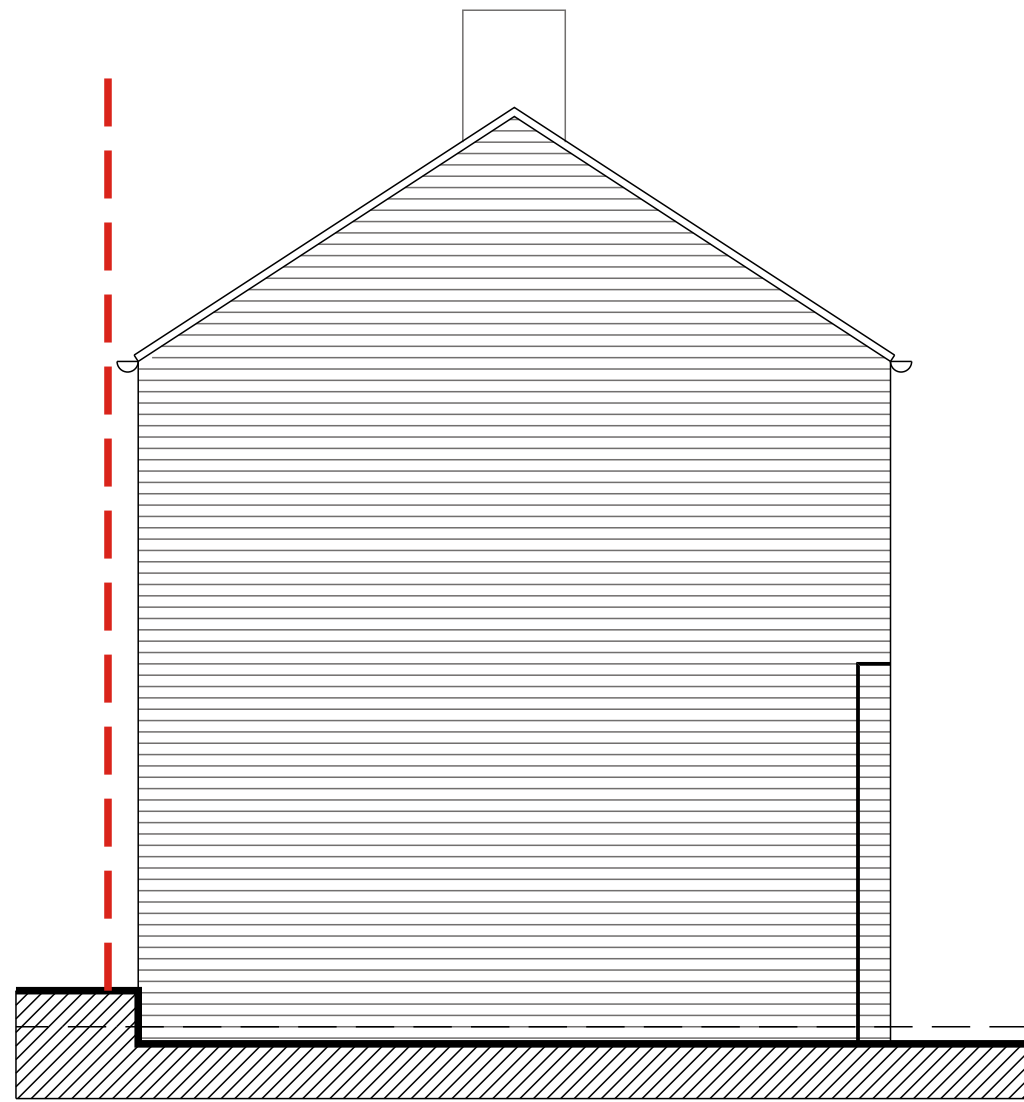
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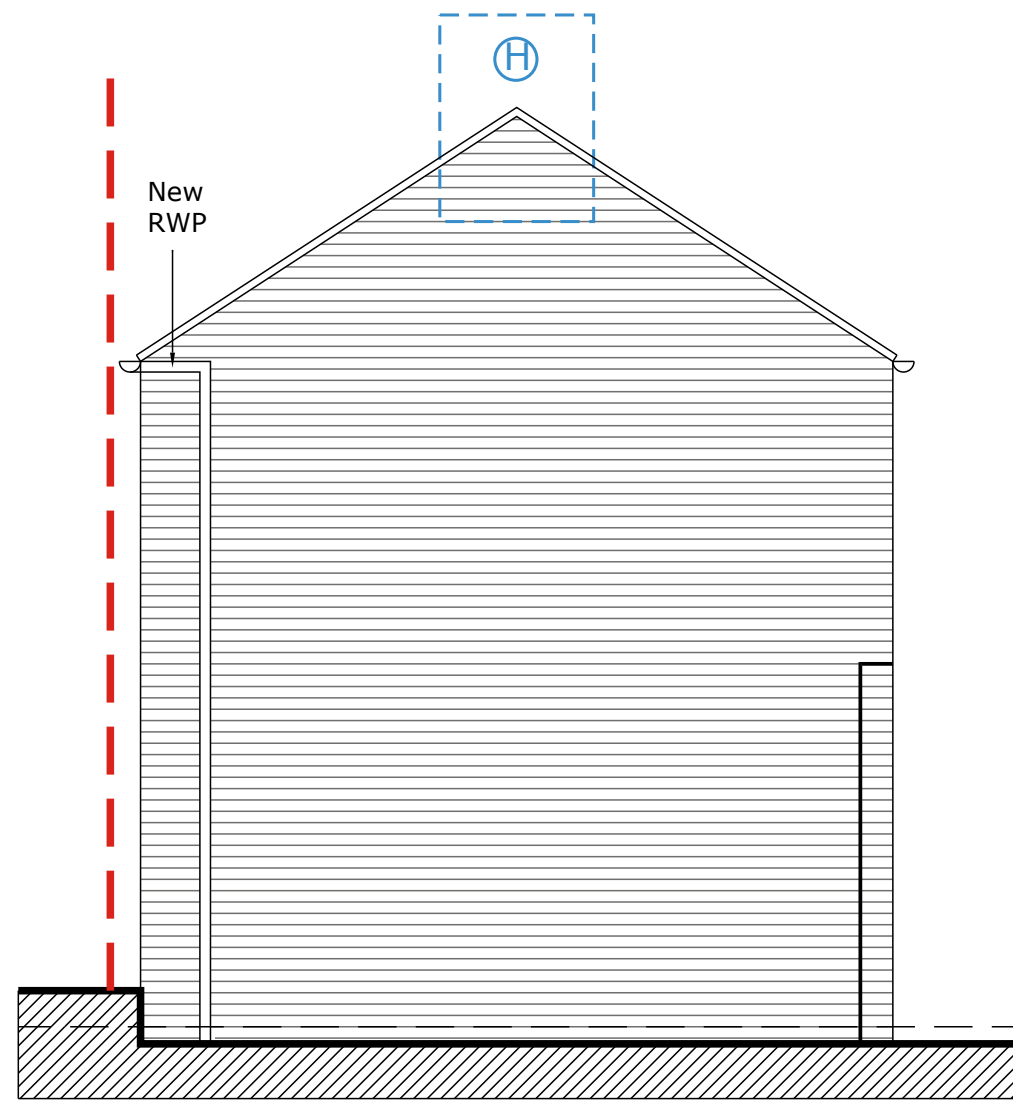
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Revision:	A	Chimney removed further to discussion with planning officer.	TR	25.11.15
Amendment Description:			Initials:	Date:
 The Martin Design Partnership				
Client Address: Clive Giles 14B Queen Street Uppingham LE15 9QR		Project Address: Same as Client Address		
Project No:	0689	Drawn By:		
Drawing No:	P003	Revised:	A	
Date:	21.10.15	Scale:	1:50	
Drawing Title: EXISTING AND PROPOSED EAST ELEVATION		Issue Type: PLANNING		
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EXISTING SOUTH ELEVATION
scale 1:50



PROPOSED SOUTH ELEVATION
scale 1:50

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EXISTING AND PROPOSED SOUTH ELEVATION

Revised 26.11.2015



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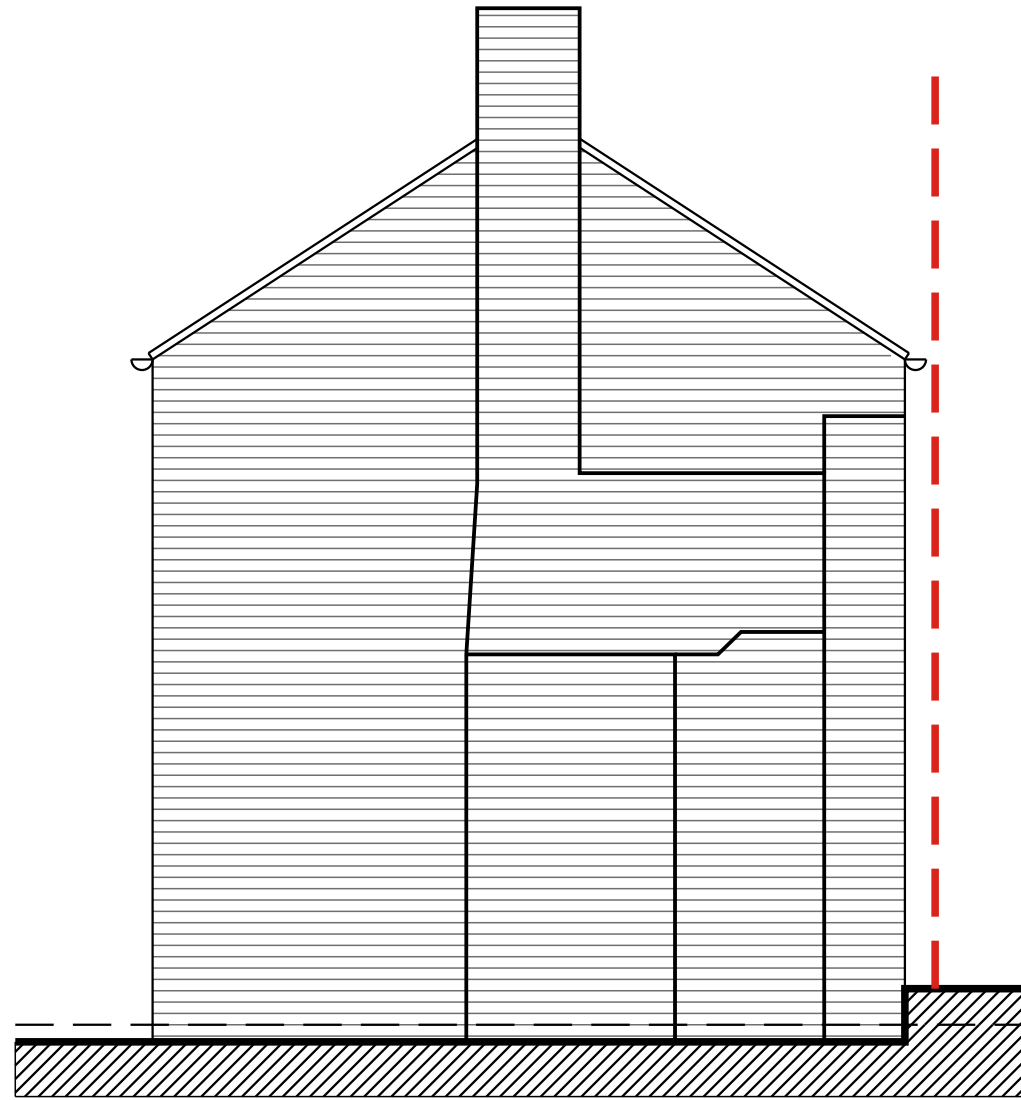
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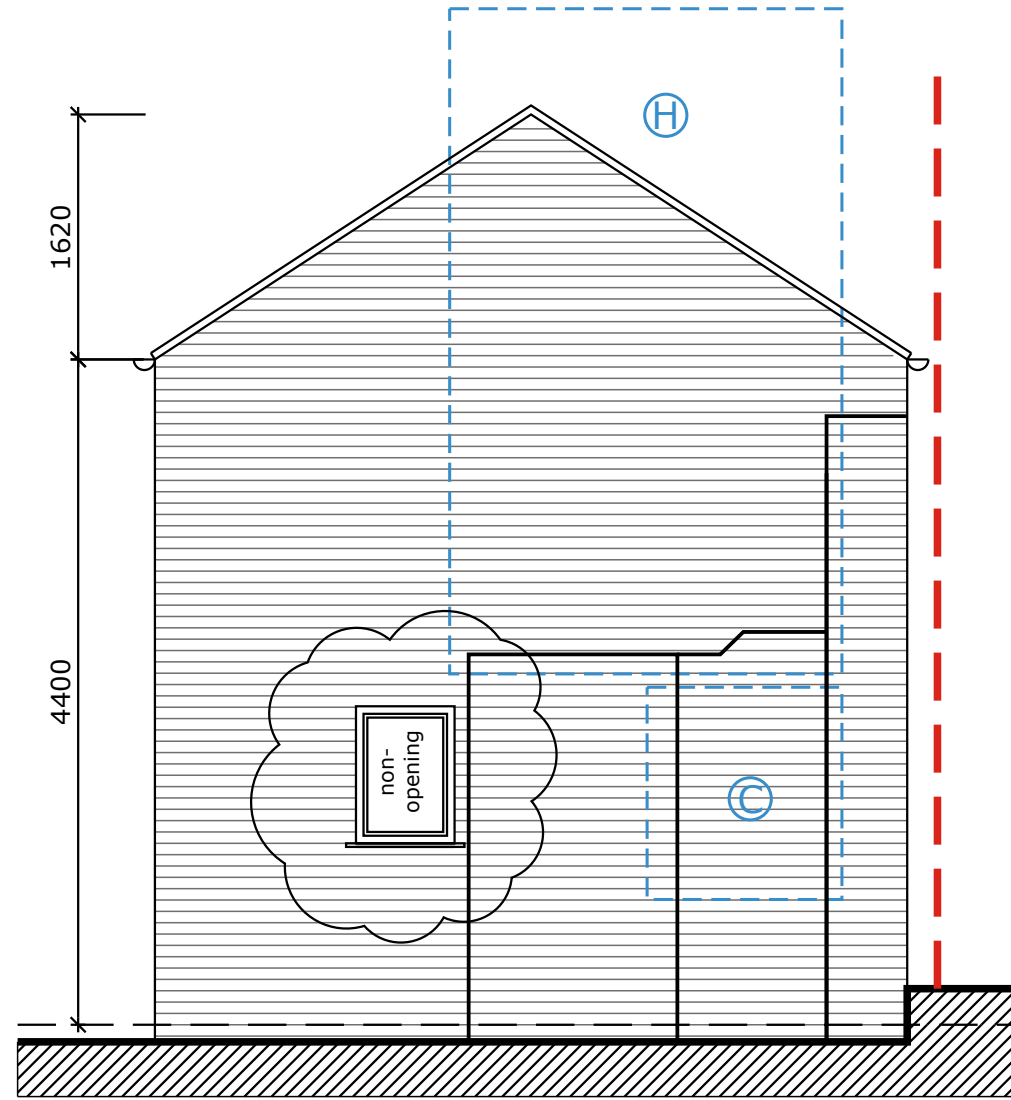
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Revision:	A	Chimney removed further to discussion with planning officer.	TR	25.11.15
Amendment Description:			Initials:	Date:
 The Martin Design Partnership <small>INCORPORATED IN ENGLAND AND WALES</small>				
Client Address: Clive Giles 14B Queen Street Uppingham LE15 9QR		Project Address: Same as Client Address		
Project No: 0689	Drawn By: TR			
Drawing No: P004	Revision: A			
Date: 21.10.15	Scale: 1:50			
Drawing Title: EXISTING AND PROPOSED SOUTH ELEVATION				
Issue Type: PLANNING		Checked By: CM		
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EXISTING NORTH ELEVATION
scale 1:50

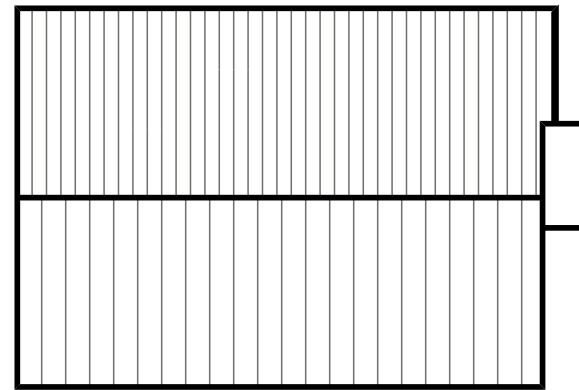


PROPOSED NORTH ELEVATION
scale 1:50

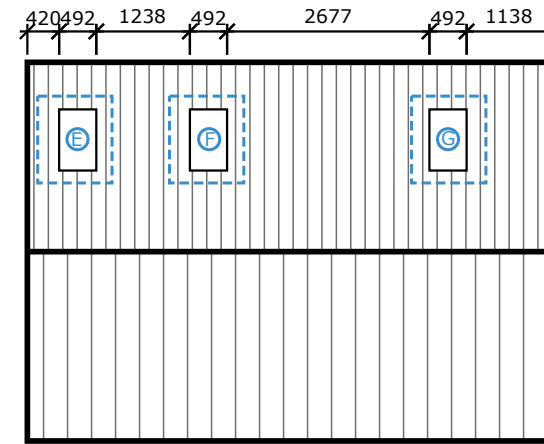
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EXISTING AND PROPOSED NORTH ELEVATION



EXISTING ROOF PLAN
scale 1:100



PROPOSED ROOF PLAN
scale 1:100

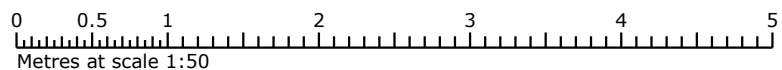
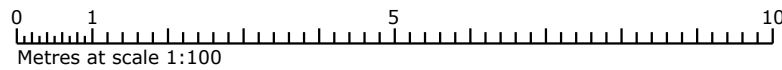
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Revision:	Amendment Description:	Initials:	Date:
B	Window moved and made non-opening.	TR	16.03.16
A	Chimney removed further to discussion with planning officer.	TR	25.11.15
Client Address: Clive Giles 14B Queen Street Uppingham LE15 9QR		Project Address: Same as Client Address	
Project No: 0689	Drawn By: TR		
Drawing No: P005	Revision: B		
Date: 21.10.15	Scale: 1:100/50		
Drawing Title: EXISTING AND PROPOSED NORTH ELEVATION			
Issue Type: PLANNING	Checked By: CM		
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