

REPORT SUMMARY

REFERENCE NO.	3/20/2057/FUL		
APPLICATION PROPOSAL	Replacement roof to existing building		
ADDRESS	ALLENDALE COMMUNITY CENTRE, HANHAM ROAD, WIMBORNE MINSTER, WIMBORNE, BH21 1AS		
WEB LINK:	Planning application: 3/20/2057/FUL - dorsetforyou.com		
RECOMMENDATION	- Grant, subject to conditions: (see Section 9 of the report for the full recommendation)		
REASON FOR REFERRAL TO COMMITTEE	The applicant is Dorset Council.		
SUMMARY OF REASONS FOR RECOMMENDATION	<ul style="list-style-type: none"> • The proposal is for a replacement roof over part of the existing building • The proposed development would not be harmful to the character of the Wimborne Minster Conservation Area • There would be no adverse impact upon the setting of Allendale House, the adjoining listed building • No change in floorspace proposed • The Allendale Centre building lies mainly within flood zone 1, an area with a low probability of flooding. No flood risk assessment required. • No trees or hedges affected by the proposal • Adequate parking provision is available for users of the facility and no parking spaces would be lost as a result of the proposal • There are no other matters which would warrant refusal of planning permission 		
INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL	None		
APPLICANT	Dorset Council	AGENT	Dave Thomson
WARD	Wimborne Minster	PARISH/TOWN COUNCIL	Wimborne Minster
PUBLICITY EXPIRY DATE	8 March 2021	OFFICER SITE VISIT DATE	None undertaken due to Covid-19 restrictions
DECISION DUE DATE	29 March 2021	EXT. OF TIME	Extension of time agreed until 14 April 2021
RELEVANT PLANNING HISTORY	None		

MAIN REPORT

1.0 DESCRIPTION OF SITE AND SURROUNDINGS

- 1.1 The Allendale Centre is a community centre building in Wimborne. The building is set back approx. 40 metres from the Hanham Road frontage beyond a public garden. The Centre was built in the early 1970s and is in use as a centre for the local community. The use of the building falls within use class F2(b) of the Town and Country Planning Use Classes Order 'Halls or meeting places for the principal use of the local community'.
- 1.2 The building is detached and has a substantial footprint. It measures approx. 42 metres in depth and approx. 47 metres in width with brick elevations. A central section which accommodates the main hall is equivalent to two storey in height with a metal seamed roof. The remainder of the building is single storey in height with a flat roof.
- 1.3 The site lies within the urban area of Wimborne Minster and within the Wimborne Minster Conservation Area.
- 1.4 To the south-west of the Allendale Centre is Allendale House, a historic three storey building, housing East Dorset Heritage trust which is Grade 2 listed.
- 1.5 To the north and west side of the community centre building is a public car park. To the east is the River Allen. Situated to the north and north-east of the building is residential development in East Borough.

2.0 PROPOSAL

- 2.1 The proposal involves the provision of a new roof over a large part of the existing building. The new roof is required to provide better water proofing of the building, ensuring that recent internal refurbishment of the building is protected and to ensure that the building is maintained in a suitable manner for ongoing use as a community building. Part of the existing flat roof of the building will remain.
- 2.2 The proposed new roof comprises an area of 974 square metres which will be finished with metal cladding. The roof will overhang and provide covered areas over the main entrances. The external lighting of the building will be covered by the overhang of the roof which is intended to minimise the upward light pollution from the existing wall mounted luminaires.
- 2.3 The proposed roofing material is described as Euroclad system 8, colour coated steel RAL 7016- anthracite grey. The proposed roof structure is described as a 'warm roof over a timber frame'. It would have a very shallow roof pitch. It is proposed that the colour of the new roof will match the existing.

- 2.4 Two new windows are proposed at a high level to the front of the building – facing east and west but these serve ground floor space.

3.0 SUMMARY OF INFORMATION

All measures approximate	Existing	Proposed	Change From existing
Site Area (ha)	0.39	0.39	No change
Use	Community Centre	Community Centre	No change
Approximate Max Roof Height (m)	6.9 metres	7.5 to 7.7 metres	0.6 to 0.8 metre increase in height of highest part of roof
Approximate Depth (m)	42 metres	42 metres	No change
Approximate Width (m)	47 metres	47 metres	No change

4.0 RELEVANT PLANNING CONSTRAINTS

Wimborne Minster Conservation Area
Main Urban Area

5.0 POLICY AND OTHER CONSIDERATIONS

5.1 Development Plan:

Christchurch and East Dorset Core Strategy (Part 1) 2014 (CS)

The following policies are of particular relevance in this case:

KS1 Presumption in favour of sustainable development
KS11 Transport and Development
KS12 Parking Provision
HE2 Design of new development
HE3 Landscape Quality
LN7 Community Facilities and Services

East Dorset District Council Local Plan 2002 saved policies:

LTDEV1 Criteria for external lighting on developments

5.02 Government Guidance – Material Considerations

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

6.0 LOCAL REPRESENTATIONS

- 6.1 The application was advertised by means of five copies of the site notice and letters to neighbouring properties.

A site notice was displayed in windows located at the front and rear of the building; one was attached to a lamppost in the Allendale Community Centre car park; and one was attached to lamppost in the Allenvie West Car park adjacent to the site and one was displayed on a lamppost to the public area to the front of the building.

A Press Advert was placed in the Bournemouth Echo.

One comment in support of the proposal was received in response. There were no third party objections.

7.0 CONSULTATIONS

- 7.1 **Wimborne Minster Town Council** (rec'd 26 February)
No objection
- 7.2 **DC Conservation Officer** (rec'd March 2021)

The works will not harm the character and appearance of the conservation area or the setting of the neighbouring heritage assets. I can support this proposal.

SITE DESCRIPTION and constraints:

The Allendale Community Centre is not listed but is in the Wimborne Minster Conservation Area. The site is close to a building known as Allendale House which is grade II listed.

This proposal should have special regard to the desirability of preserving the listed building or its setting and character and appearance of the conservation area, as per section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Where possible proposals should also be informed by National Guidance contained in the NPPF para 192, 193, Local Plan and relevant Supplementary Planning Documents.

Officer comments:

Desk based assessment undertaken. The community centre is a modern building in the conservation area. The replacement roof material will not appear too dissimilar from existing and will weather in a similar way over time. I wish to raise no conservation issues with the proposed scheme.

7.3 **Environment Agency**
No comments made

8.0 **APPRAISAL**

The main planning considerations are:

- The principle of development
- The impact on heritage assets

These points will be discussed as well as other material considerations under the headings below:

The Principle of Development

- 8.1 In accordance with Section 70(2) of the Town & Country Planning Act 1990 (as amended) and Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the application is to be determined in accordance with the development plan, unless material considerations indicate otherwise.

The proposal involves the replacement of the existing metal clad roof over a large part of the existing 1970s building with a new shallow-pitched roof. The new roof would comprise metal cladding of a colour to match the existing building. The application explains that the existing roof does not provide adequate water proofing of the building. The flat roof over the north-western part of the building will remain as existing. The site lies within the urban area and the proposals are for renovation works so the development is acceptable in principle.

The Impact on Heritage Assets

- 8.2 NPPF section 16 recognises the importance of heritage assets and seeks their conservation in a manner appropriate to their significance. Policy HE1 of the Christchurch and East Dorset Core Strategy – Part 1, 2014, requires the significance of heritage assets and their settings to be protected and enhanced.
- 8.3 The Allendale Community Centre building is not listed but it lies within the Wimborne Minster Conservation Area.
- 8.4 The adjacent building known as Allendale House is a grade 2 listed building. The north-eastern corner of the listed building is situated approximately 5 metres from the nearest part of the Allendale Centre building. The proposal is therefore required to have special regard to the desirability of preserving the listed building or its setting and character and appearance of the conservation area, as per section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.5 The impact of the proposed replacement roof has been fully considered. It will not appear very different to that of the existing roof; the highest part of the existing roof is approx. 6.9 metres and the highest part of the proposed new

roof would be only marginally higher at approx. 7.5 to 7.7 metres in height. The materials will match those of the existing building.

- 8.6 The proposal would preserve the setting of the adjoining listed building and would meet the requirements of paragraphs 193 and 196 of the revised NPPF that seek to ensure that great weight is given to the conservation of the designated heritage asset
- 8.7 The proposed replacement roof would not be harmful to the character and appearance of the Wimborne Minster Conservation Area nor would it be harmful to the significance of the designated heritage asset at Allendale House.

Other considerations

- 8.8 The closest residential properties are 15-16 Allen Court but there is no proposal to alter the roof which is closest to these properties (the northwest element). The proposals will have no impact on neighbouring amenity.
- 8.9 As there is no roof void in the existing roof, no biodiversity survey has been required.
- 8.10 The proposed overhang of the front roof element would have the benefit of reducing light spill from existing external lighting in accordance with saved policy LTDEV1.

9.0 HUMAN RIGHTS

- 9.1 Article 6 - Right to a fair trial.
Article 8 - Right to respect for private and family life and home.
The first protocol of Article 1 Protection of property
- 9.2 This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

10.0 PUBLIC SECTOR EQUALITIES DUTY

- 10.1 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-
- Removing or minimising disadvantages suffered by people due to their protected characteristics
 - Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
 - Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

- 10.2 Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

11.0 CLIMATE IMPLICATIONS

- 11.1 The proposal will replace an existing roof which is failing. The work will be undertaken to current building regulation requirements. The impacts on the climate are not anticipated to be significant.

12.0 Conclusion

- 12.1 Having assessed the material considerations as outlined within the report above, there are not considered to be any matters which would warrant a refusal of planning permission in this case. The proposal accords with relevant national and local planning policies, Approval subject to the following conditions is therefore recommended.

13.0 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: 1:2500 scale Location Plan, 1:500 scale Site Plan; Drawing No. A307 Rev P1 Proposed Elevations; Drawing No. A302 Rev. P1 Proposed Roof Plan; Drawing No. A303 Section AA; Drawing No. A304 Section AA; and Drawing No. A305 Section BB.

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

3. The materials and finishes to be employed on the external faces of the development, hereby permitted, shall match those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory visual relationship of the new development to the existing.

Informatives:

1. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to

ensure that the development has the required planning permission or listed building consent.

Background Documents:

Case Officer: Caroline Smith

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.