

REPORT SUMMARY

REFERENCE NO.	3/20/0178/FUL		
APPLICATION PROPOSAL	Single storey extension to south-west elevation. Alterations to ramp & railings.		
ADDRESS	Verwood Library, 1 Manor Road, Verwood, Dorset, BH31 6DS		
RECOMMENDATION	GRANT subject to conditions. (See Section 12 of the report for the full recommendation).		
REASON FOR REFERRAL TO COMMITTEE	The application is before the Planning Committee for consideration as Applicant is Dorset Council.		
SUMMARY OF REASONS FOR RECOMMENDATION	<ul style="list-style-type: none">• public benefit by creating an accessible toilet at the library.• sustainable location• acceptable design and general visual impact.• no significant harm to neighbouring residential amenity• scale, layout, design and landscaping respects the context of the site• no material considerations which would warrant refusal of this application.		
INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL	Not Applicable		
APPLICANT	Dorset Council	AGENT	Mr Matthew Piles
WARD	Verwood	PARISH/ TOWN COUNCIL	Verwood Town Council
PUBLICITY EXPIRY DATE	22 March 2020	OFFICER SITE VISIT DATE	27 February 2020
DECISION DUE DATE	30 March 2020	EXT. OF TIME	requested
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
03/88/1546/JF	Extension	No objections raised	21.12.1988

MAIN REPORT

1.0 DESCRIPTION OF SITE AND SURROUNDINGS

- 1.01 The application site is located within the Urban area (Verwood Town Centre Boundary and within a Primary Shopping Area).
- 1.02 Verwood Library comprises of a detached 2 storey building with single & 1 ½ storey buildings attached to the rear. Buildings in the immediate vicinity comprise detached, semi-detached or terraced 2 storey buildings with some single storey buildings/ extensions.
- 1.03 The application site is long and rectangular in shape, with the rear width shortening where it meets the car park. Ground levels across the site are relatively flat.
- 1.04 To the front north-west of the application site is Manor Road, to the side north-east is Verwood United Reformed Church, to the rear is Potters Wheel Car Park and to the side south-west boundary is 3 Manor Road.
- 1.05 The proposed extension and alterations to the steps/ramp would be located to the south-west elevation of the existing building, where there is currently an existing steps/ramp and railings to an exterior door.
- 1.06 Pedestrian access to the library is from Manor Road at the front, and from Potters Wheel Car Park to the rear. There is some on site parking at Verwood Library to the side/south-west of the application site and to the rear of the library.
- 1.07 Existing Boundary treatments:
 - Front/north-west boundary: low brick wall with railings above.
 - Side/south-west boundary (to 3 Manor Road): timber fencing/brick wall.
 - Rear/south-east boundary (to car park): timber fencing.

2.0 PROPOSAL

- 2.01 This application seeks approval for a single storey extension to the side south-west elevation of Verwood Library, with alterations to an existing steps/ramp and new railings. The use of the building as a library would remain unchanged (use class D1).
- 2.02 The existing steps/ramp will be altered by rotating them through 180 degrees and lengthening the steps/ramp (with associated railings), to provide access to the external door on the side south-west elevation.
- 2.04 The single storey extension will provide a new staff and accessible toilet and be built in red brick with a slate roof to match the existing.

- 2.05 The proposed staff and accessible toilet has been designed to comply with Approved Document M (Building Regulations), including a full Doc. M suite and a compliant access door.
- 2.06 Surface water from the roof is shown to connect to the existing rainwater drainage system.

3.0 SUMMARY OF INFORMATION

Details of Proposed Development:			
<i>All measurements are approximate</i>	Existing	Proposed	Differences
Site Area (ha)	0.0951 ha	0.0951 ha	-
Use	Library (D1)	Library (D1)	-
Width (NE-SW) (approx. metres)	Building: 11.2m.	Extension: 1.2m. Building: 12.4m	Building wider by 1.2m.
Length (NW-SE) (approx. metres)	Building: 27.55m	Extension: 2.7m.	Extension: 2.7m.
Height to ridge (min/max, approx. metres)	Building: 3.45m-9.7m	Extension: 3.45m	Extension continues roof pitch down to the side from existing roof.
Height to eaves (min/max, approx. metres)	Building: 2.55m-4.55m	Extension: 2.55m-2.6m.	Eaves match existing eaves.
Dimensions of ramp & railings (metres) Width = NE to SW. Length = NW to SE.	Steps/ramp: 1.2m (width) 1.95m (length) 0.25m (height). Railings: 1.1m-1.2m (height).	Steps/ramp: 1.2m (width) 2.35m (length) 0.1m/0.25m(height). Railings: 1.1m-1.2m (height).	Steps/ramp are approx. 0.4m longer than existing (with associated railings).
Distance from front north-west boundary to Church (minimum in metres)	Building: 4.05m. Ramp: 16.75m.	Extension: 19.4m. Ramp: 16.5m.	Steps/ramp is 0.25m closer to the boundary than existing steps/ramp.
Distance from side south-west boundary to 3 Manor Road (minimum in metres)	Building: 4.5m. Ramp: 3.4m.	Extension: 3.3m. Ramp: 3.4m.	Toilet extension brings the building 1.2m closer to the side south-west boundary.

Distance from rear south-east boundary to Car Park (minimum in metres)	Building: 29.5m. Steps/railings: 42.4m	Extension: 39.7m. Steps/railings: 42.65m.	Steps and railings are 0.25m further from boundary than existing steps.
Materials	Walls: red brick Roof: slate	Walls: red brick to match existing. Roof: slate to match existing.	Materials to match existing.

4.0 RELEVANT PLANNING CONSTRAINTS

Urban area

Town Centre Boundary

Primary Shopping Area

5.0 POLICY AND OTHER CONSIDERATIONS

Development Plan:

Christchurch and East Dorset Core Strategy (2014)

- KS1: Presumption in favour of sustainable development
- HE2: Design of new development
- VTSW1: Verwood Town Centre
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The National Planning Policy Framework (2019)

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Relevant NPPF sections include:

- Section 12 Achieving well-designed places

The requirement for good design set out in section 12; paragraph 127 requires that development should add to the overall quality of the area. Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions (para 130).

6.0 LOCAL REPRESENTATIONS

- 6.01 In addition to letters to neighbouring properties, a site notice was posted outside the site on 27.02.2020 with an expiry date for consultation of 23.03.2020.
- 6.02 No third party representations have been received.

7.0 CONSULTATIONS

- 7.01 Verwood Town Council - NO OBJECTION (received 12.03.2020)
- 7.02 Dorset Council Highways -NO OBJECTION (received 11.03.2020)

8.0 APPRAISAL

- 8.01 The main considerations involved with this application are:
- the principle of the development
 - the design and form of the proposal and its impact upon the character of the surrounding area
 - the impact upon neighbouring amenity
 - highway safety and parking

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

Principle of Development

- 8.02 Both paragraph 11 of the NPPF, and KS1 of the Local Plan place a presumption in favour of sustainable development. The site falls within the urban area of Verwood, identified as a main settlement in Policy KS2 of the Local Plan, being a sustainable location where development is supported.
- 8.03 The application site is located within the Verwood Town Centre Boundary and within a Primary Shopping Area.
- 8.04 There is no change in use and the proposal extends an existing toilet and alters an existing steps/ramp and associated railings (so they can be accessed from the north-west instead of the south-east, on the south-west side elevation). As such, the proposed development is acceptable in principle.

Design and Form

- 8.05 The proposed extension and new steps/ramp and associated railings will be visible from the public realm from the front and rear but due to its modest

scale and form the proposed extension will have a very limited impact on the appearance when viewed from the public realm.

- 8.06 The extension is considered to be appropriate in scale in relation to the existing building, as it is subservient and has a lower ridge height than the main roof.
- 8.07 The proposed development is unobtrusive and is considered to be in keeping with the character of the area and surroundings. The impact upon the street scene is considered to be limited.

Neighbour Amenity

- 8.08 The proposed single storey extension brings the building closer to the side/south-western boundary by approx. 1.2m, with a proposed separation distance to the side/south-western boundary of 3.3m.
- 8.09 No new windows are proposed, and the extension replaces the existing external window with an internal door for access to the new staff and accessible toilet.. As such the separation distance from the extension to neighbouring buildings is not considered to be harmful in an urban area.
- 8.10 As the use of this part of the library building is currently a toilet, and the proposed extension accommodates a larger toilet, the use is not changed and the proposal is unlikely to result in an increase in noise and disturbance. Therefore, it would not result in harmful noise and disturbance to neighbouring occupants.
- 8.11 No letters of representation were received from third parties, and Verwood Town Council has no objection to the proposed works.
- 8.12 The siting, scale and form of the proposed extension and altered steps/ramp & railings will not result in harmful loss of light or privacy to neighbouring occupants, and the proposal will not appear visually intrusive.

Access and Parking

- 8.13 There is no significant impact to the parking provision on site as the building line of the single storey extension is in line with the existing steps/ramp and railings.
- 8.14 There is no anticipated harmful impact to highway safety resulting from the proposal.
- 8.15 Dorset Council Highways have no objection to the proposed works.

CONCLUSION

- 8.16 Having assessed the material considerations as outlined within the report above the proposal is considered to accord with policy HE2 of the Local Plan, there are not considered to be any matters which would warrant a refusal of planning permission in this case. Approval subject to the following conditions is therefore recommended.

9.0 HUMAN RIGHTS

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.

- 9.01 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 (PSED)

- 10.01 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.

- 10.02 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

- 11.02 The proposed extension and alterations to Verwood Library will help future proof the building and ensures that the building can be maintained as a viable and accessible educational facility to serve the local community. The proposed works are small scale and are not considered to have a significant impact on climate change.

12.0 RECOMMENDATION

Grant, subject to the conditions set out below:

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 and documents:
 - 1191-01 Location Plan.
 - 200002908807 - 02 Site Plan.
 - 200002908807 - 04 Proposed Floorplan Drawing.
 - 200002908807 - 07 Proposed Elevation Drawing.
 - 200002908807 - 08 Proposed Elevation Drawing.
 - Planning Statement/Design & Access Statement.

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 and be as per the Application Form (dated 03.02.20) and the Design & Access Statement (within the Planning Statement), 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:

None

Background Documents:

Case Officer: Ellie Lee

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

<https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=115870>

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