

APPLICATION NUMBER: WD/D/19/001571

APPLICATION SITE: DORCHESTER ARTS CENTRE, THE GROVE,
DORCHESTER, DT1 1XR

PROPOSAL: Alteration of the former Grove School (Listed Building) by demolition of later single storey additions and conversion of retained school hall to 2No. one bedroom houses, a residents community lounge with carer bedrooms above and the construction of a terrace of 3No. one bedroom plus carer sleep over room, single storey dwellings including reconstruction of boundary walls and new access drive and on site parking area (with variation of condition 1 of planning permission WD/D/17/000971 to amend approved plans).

APPLICANT: East Boro Housing Trust

CASE OFFICER: Charlotte Haines

WARD MEMBER(S): Cllr L. Fry; Cllr A. Canning

RECOMMENDATION SUMMARY: Approve

1. DESCRIPTION OF SITE:

- 1.1 The application site is a Grade II Listed Building that was formerly the Dorchester Arts Centre and historically was a School hall dating from the early C19th century. The site is located off The Grove and is surrounded by 1960s/1970s residential development and is immediately opposite a flatted development known as Grove Court. The application site is a triangular shaped plot. The Listed Arts Centre is vertically positioned along the southern half of the plot. The remainder of the site is to the north and is currently undeveloped with a large flat area that is laid to hardstanding with the outer space left as scrubland. The application site is within the defined development boundary of Dorchester and is within the Dorchester Conservation Area.
- 1.2 Planning permission was previously granted for the conversion of the Grade II Listed school building into 2No. one bedroom houses, a resident's community lounge with carer bedrooms above and the construction of a terrace of 3No. one bedroom plus carer sleep over room. The residential accommodation would let at a social rent for those with learning and limited physical disabilities with an element of on site care/assisted living arrangements. The works have commenced on site.

2. DESCRIPTION OF DEVELOPMENT:

- 2.1 Following the grant of planning permission the applicant considers that there the communal lounge and WC at ground floor would no longer be necessary for the occupiers as the properties would be let to tenants who would still require a certain

level of assistive care and so would not require the level of care that would be available through the use of the Communal Room.

2.2 The current proposal Ref: WD/D/19/001212 seeks planning permission to vary the approved plans condition 1 of Listed Building Consent Ref: WD/D/17/000971 which is the extant consent for the conversion of Grade II listed school hall to 2No. one bedroom houses, a resident's community lounge with carer bedrooms above.

2.3 The variation of condition 1 involves the substitution of the approved floor plan with an amended floor plan. The amended floor plan would replace the residents' community lounge and 2 carer bedrooms to 1 No. one bedroom house with one carer bedroom. The proposed changes to the layout would not make any changes to the external appearance of the building.

2.4 A separate application has been made to vary the approved plans condition 1 of planning permission Ref: WD/D/17/000970.

3. RELEVANT PLANNING HISTORY:

Application No.	Application Description	Decision	Date of decision
1/E/00/000487	Replace 2No windows	A	13 September 2000
1/E/02/000451	Carry out internal alterations	A	16 April 2002
1/E/86/000722	The Grove School Lane DORCHESTER	A	01 January 1900
1/E/86/000723	Erect extensions and make alterations	A	01 January 1900
1/E/90/000252	Fit fire door to external wall	A	23 May 1990
1/E/95/000026	Construct access ramp for the disabled and provide amenity lighting to side yard	A	21 February 1995
1/E/95/000027	Construct access ramp for the disabled and provide amenity lighting to side yard	A	21 February 1995
WD/D/17/000970	Alteration of the former Grove School (Listed Building) by demolition of later single storey additions and conversion of retained	A	29 September 2017

	<p>school hall to 2No. one bedroom houses, a residents community lounge with carer bedrooms above and the construction of a terrace of 3No. one bedroom plus carer sleep over room, single storey dwellings including reconstruction of boundary walls and new access drive and on site parking area.</p>		
WD/D/17/000971	<p>Alteration of the former Grove School (Listed Building) by demolition of later single storey additions and conversion of retained school hall to 2No. one bedroom houses, a residents community lounge with carer bedrooms above and the construction of a terrace of 3No. one bedroom plus carer sleep over room, single storey dwellings including reconstruction of boundary walls and new access drive and on site parking area.</p>	A	29 September 2017
WD/D/18/002498	<p>Request for confirmation compliance with condition 10 of planning approval WD/D/17/000970</p>		14 February 2019
WD/D/19/001212	<p>Alteration of the former Grove School (Listed Building) by demolition of later single storey additions and conversion of retained school hall to 2No. one bedroom houses, a residents community lounge with carer</p>	DEL	

	bedrooms above and the construction of a terrace of 3No. one bedroom plus carer sleep over room, single storey dwellings including reconstruction of boundary walls and new access drive and on site parking area (with variation of conditions 1 & 4 of planning permission WD/D/17/000970 to amend approved plans)		
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4. RELEVANT PLANNING POLICIES:

4.1 National Planning Policy Framework

As far as this application is concerned the following section(s) of the NPPF are considered to be relevant:

Section 16 - Conserving and enhancing the historic environment

Section 4 – Decision Making

Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

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4.2 Adopted West Dorset and Weymouth & Portland Local Plan (2015)

As far as this application is concerned the following policies of the Local Plan are considered to be relevant:

ENV4 - Heritage Assets

5. OTHER MATERIAL PLANNING CONSIDERATIONS:

5.1 None relevant.

6. HUMAN RIGHTS:

6.1 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

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.

7. PUBLIC SECTOR EQUALITIES DUTY:

7.1 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.

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.

8. CONSULTATIONS:

8.1 Dorchester Town Council – No comment.

8.2 Dorset Council Conservation Officer – No objection to the floor plan amendments.

9. REPRESENTATIONS:

9.1 No third party representations have been received in respect of this application.

10. PLANNING ISSUES:

- Impact on Listed Building

11. PLANNING ASSESSMENT:

11.1 Impact on Listed Building

11.1.1 The amended layout would result in a slight reconfiguration of the internal subdivision to provide an additional one bedroom dwelling and carers’ bedroom w/c. The first floor of the unit proposed to be altered would retain a recess from the windows behind a glazed panel with the void forming light wells to avoid construction of the floor directly up against the windows. It is noted that the councils’ conservation officer raises no objection to the amended layout.

11.1.2 The amended layout would be acceptable and ensure the significance of the listed building is preserved and enhanced. Thus, in consideration of section 66 of the 1990 Act, the proposal would comply with section 16 of the NPPF and policy ENV4 of the Local Plan.

12. CONCLUSION/SUMMARY:

12.1 The proposal is acceptable and recommended for approval.

13. RECOMMENDATION:

Approve subject to following conditions:-

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

Site Plan as proposed - Drawing Number - 03 Rev H received on 15/08/2019
Ground and First Floor Plan - Arts Centre - Drawing Number - 06 Rev E received on 15/08/2019
Elevations as Proposed (Arts Centre) - Drawing Number - 07 Rev C received on 15/08/2019
Proposed Site Sections - Drawing Number - 08 Rev B received on 10/04/2017
Proposed 3D Views - Drawing Number - 09 Rev C received on 10/04/2017
Proposed Street Scenes - Drawing Number - 10 Rev B received on 10/04/2017

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

2. The external materials and their colour for the converted listed building shall be in accordance with the following details:-

External Walls

- Walls to be repaired in matching stucco render.

Roof covering

- Natural slate to replace existing natural slate roof covering.

External doors

- The new timbers doors to be installed and painted dark green or dark blue.

Windows

- The existing single glazed white gloss painted timber windows to be retained and refurbished.

Rainwater goods

- Ogee cast iron with matching downpipes.

REASON: In the interests of the appearance of the development and to safeguard the significance of the heritage asset.