REF. NO.C/14/73996

CONSERVATION AREA CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Insertion of 3no. roof lights Staddlestone Church Lane Botley Southampton SO30 2EQ

SITE VISIT DATE	14/3/14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Insertion of 3no. roof lights on rear elevation. Roof lights measure 0.8m(w) by 0.7m(h).
SITE AREA	Approximately 500m2
TOPOGRAPHY	Fairly flat
BOUNDARY TREATMENT	There is a pond which is surrounded by trees to the rear of the site.
SITE CHARACTERISTICS	Converted barn which is now a chalet bungalow with rooms in the roof.
CHARACTER OF LOCALITY	The site is within a collection of buildings that was originally part of Marks Farm. The site has a rural character with some sporadic housing along Church Lane.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/07/61158	Conversion of 3no. Grade II Listed farm barns to 3no. residential units with associated access & parking & change of use of existing agricultural land to domestic garden	Permit 16th Jan 08
L/07/61159	Listed Building Consent: Conversion of 3no. Grade II Listed farm barns to 3no. residential units with associated access and parking and change of use of existing agricultural land to domestic garden	Permit 16th Jan 08

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 letter of support	The addition of the proposed roof lights will not harm the appearance or character of the building.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	No objection
Planning Policy	No objection - These roof-lights do not present a problem to me

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	providing they are installed level to the roof finish and do not interfere with the pulins, thus maintaining the structural integrity of the frame and therefore the building.
Parks and Open Spaces	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Designated Countryside Outside Built-up Area Boundary Within Designated Conservation Area Adjacent to a listed building - Grade II Marks Farm House

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review 2001-2011, saved Policies 59.BE & 169.LB
Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies DM1 & DM10.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

Noted

PLANNING OBLIGATION/CONSIDERATION

N/A

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 74(3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that Section 66(1) of the Act applies. This indicates that in considering whether to grant Conservation Area consent:

> *"The Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

In addition, Section 72(1) of the Act states:

REF. NO.C/14/73996

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The barn is part of a collection of grade II listed buildings which surround the main farm house. The barn has already been converted to a residential use and the proposal is for the insertion of three new roof lights on the rear elevation. The three roof lights are matching sizes and are positioned in a neat row along the rear of the roof. The roof lights are a small addition to the dwelling and match the windows already present on the building. As such they are considered to be in keeping with the listed building and will not harm the character and appearance of the conservation area or wider countryside location. The windows face onto a pond and are well screened by a mixture of trees as such they will not harm the amenity of nearby residents (by a way of overlooking).

It is noted that the building is within 25m of a river. However, a HRA (Habitat Regulations Assessment) screening is not required for this development as the proposed roof lights are not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

Recommend Permit