REF. NO. L/14/74542

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent: Conversion & alterations to barn to form 2no. 4 bed & 1no. 3 bed dwellings with associated barn for car parking, amenity areas & landscaping Moorgreen Farm Burnetts Lane West End Southampton SO30 2HH

SITE VISIT DATE – 30/5/14

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Conversion of a barn to form 2no. four bed & 1no. 3 bed dwellings. The barn is an L shape measuring 40m(w) by 8.6m(d) by 7m(h). It is constructed of brick with a mixture of slate and plain clay tiles on its pitched roof. The proposal will insert a new upper floor into the building and includes a number of external alterations. However, no changes are proposed to the footprint or dimensions of the barn. <u>Alterations</u> • 4no. double height fully glass gable ends with a hipped roofline to match the buildings roof shape. The gable ends measure 4m(w) by 2m(d) by 6.2m(h) and will utilise the existing barn openings. • 6no. dormer windows with pitched roofs measuring 1.5m(w) by 0.7m(d) by 2m(h) possitioned along the buildings eves. • 11no. rooflights 0.7m(w) by 0.7m(d) • Various windows and doors capped with header bricks, some of which utilise the existing barn openings. <u>Car Parking</u> 17 car parking spaces are provided for the proposal and existing house. These are within the central courtyard and proposed 6 space car port. The car port is clad in oak with a pitched slate roof. The structure measures 17m(w) by 5.6m(d) by 4.4m and replaces an existing tired outbuilding. <u>Gardens</u> Each dwelling has a large private garden with shed. These are located along the rear of the barn and extend around the side of the end dwelling. <u>Landscaping</u> The scheme includes a 1.6m high wall alongside the central courtyard and key boundaries. The wall consists of brick piers with brick infill panels capped with tiles and header

THE SITE AND ITS SURROUNDINGS

	bricks. The rear gardens are sectioned off by post and rail fencing. <u>Bin Collection</u> A bin collection has been provided at the entrance to the courtyard. This consists of a new hard standing in front of the existing wall.
SITE AREA	3136 square metres (approximately)
RESIDENTIAL DEVELOPMENT DENSITY (NET)	9.57 dwellings per hectare
TOPOGRAPHY	Relatively level. Gardens slope gently downwards to rear.
TREES	None affected
BOUNDARY TREATMENT	Site is fairly open and where boundaries exist these are predominantly marked by 1.2m high post and rail fencing. There are some small areas of high hedging around the farm house to provide privacy.
SITE CHARACTERISTICS AND CHARACTER OF LOCALITY	The barn is located within a collection of old building located around a central courtyard. The farm house is in a residential use and is grade II listed as *"C16 origin with C18 and C19 extensions/alterations. Two storeys. Half-timber exposed on first floor at one end; old chimney stack. Red tile with catslide at rear. Walling generally red brickwork. Mixture of casements and sashes."* The granary is also grade II listed. There are a number of more modern additions and buildings around the site, many of these are used as part of the riding stables. The site is access via a long private lane from Burnetts Lane and is positioned within an area of countryside.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/74543	Conversion & alterations to barn to form 2no. 4 bed & 1no. 3 bed dwellings with associated barn for car parking, amenity areas & landscaping	Valid

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Architectural and Design Officer	<u>No Objection</u>

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	This proposal is for a sensible number of units, not trying to cram too many in. The number of new incursions in the form of dormers, rooflights and windows is not excessive so maintaining the essential barn appearance with fewer on the front than back. The glazed entrances under the porches do reduce the dramatic, effective overhang of these features which I feel would be improved by taking the side frames from inside the reveals and having the front similarly back from the front edge of the canopy. This will provide deeper shadows under the eaves giving a sharper more dramatic effect to the porches which will be after-all the main features of the front elevation and one of the primary 'barn' characteristics not normally available on a house. The internal plan form is sympathetic to the building type preserving the most important aspects - large primary space downstairs with minimal compartmentationst, the first floor kept well back behind the porches where the wagons went through to unload and all partitions kept clear of this area upstairs. Externally the layout has been kept simple with the front farmyard remaining largely undivided and simple delineation of the rear gardens in both form and layout.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Affects Setting of Grade II Listed Building

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

Eastleigh Borough Local Plan Review (2001-2011): 174.LB
Revised Draft Eastleigh Borough Local Plan 2011-2029: 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 with particular regard to

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

N/A

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

> *"In considering whether to grant Listed Building Consent for any works, 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."*

Policy 174.LB states that the alteration or extension of a listed building or any development within the curtilage of a listed building will not be permitted if it would result in a detrimental impact on the building or its setting.

ASSESSMENT

The proposed conversion is of a high quality design, which retains and enhances many of the barns original features. The glass entrance gables create an attractive statement feature that works with the character of the barn and this is followed through with the smaller dormer windows and roof lights. The number of new additions to the barn is not considered excessive and these have been carefully positioned with the gables and many of the windows utilising the barns original openings. The level of detailing is good (e.g. header bricks and lintels used around the windows) and the scheme will match or reuse many of the materials already present in the barn. As such it is considered that the proposal will maintain the essential character of the barn.

The internal plan form is sympathetic to the building type preserving the most important aspects - large primary space downstairs with minimal compartmentationst, the first floor kept well back behind the porches where the wagons went through to unload and all partitions kept clear of this area upstairs. Externally the layout has been kept simple with the front courtyard remaining largely undivided. Along one side of the courtyard will be a new six space car port, which will replace any existing tired structure. The car port has been designed as an open barn and will use a grey slate roof with oak cladding.

Overall, it is considered that the conversion and associated parking barn will complement the collection of old farmyard buildings and will add to the setting of the grade II listed farm house.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Pre-Submission 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 that Listed Building Consent is Granted.