REF. NO. L/16/79252

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent: Raising roof of garage to form 1no. two bed dwelling with front & rear dormer windows, rear garden & retention of 5no. shared car parking spaces within garage. Variation of condition 8 of planning permission F/14/74543 to amend approved car parking layout. Moorgreen Farm Burnetts Lane West End Southampton SO30 2HH

SITE VISIT - Yes

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Listed building application to raise the roof of the existing garage from 4.4m to 6.6m and create two bed apartment on the first floor. The buildings roofline will be changed from hipped to gable ended and 3no. pitched roof dormer windows & 1no. roof light added to the front and rear elevations. Five of the existing six car parking spaces will be retained within the garage, with the final space being removed to make way for a new staircase. A garden will also be created along the north western side and part of the front of the building. Planning permission has already been secured for the neighbouring large barn to be converted into three dwellings (F/14/74543). The permission includes 17 car parking spaces, 6 within a new car parking barn and the remainder within the central courtyard. The proposal will remove the parking barn in favour of an uncovered parking area and will rearrange the 17 spaces within the courtyard.
SITE AREA	Approximately 550m2
RESIDENTIAL DEVELOPMENT DENSITY (NET)	18 dwellings per hectare
TOPOGRAPHY	Relatively flat
TREES	None affected
BOUNDARY TREATMENT	Building opens straight out onto the farm yard.
SITE CHARACTERISTICS AND CHARACTER OF LOCALITY	The proposal is to extend the single storey detached outbuilding used as a garage. The building is constructed from bricks with a tiled pitched roof and is one of a number of old barns within the moorgreen farm site. The site also contains more modern additions and buildings, many of which are used as part of the riding stables. The site is surrounded by countryside and is access via a long private driveway from Burnetts Lane. The farm house is in a residential use and is grade II listed as *"C16 origin with C18 and C19 extensions/alterations. Two storeys.*

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THE SITE AND ITS SURROUNDINGS

	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.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/16/79253	Raising roof of garage to form 1no. two bed dwelling with front & rear dormer windows, rear garden & retention of 5no. shared car parking spaces within garage. Variation of condition 8 of planning permission F/14/74543 to amend approved car parking layout.	Valid
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	Permit February 2015
L/14/74542	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	Granted February 2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation and Listed Building Officer	This proposal almost follows the cross section of the existing built form on the west side of the farmyard to the rear of the listed farmhouse and across the road from the listed granary (which is in urgent need of repair before it becomes more rotten again requiring even greater input and expense). With the larger barn building across the northern side of the yard and a wall to the south side and east side too with the house, this will feel like an arm from the body (barn) protecting the yard which will feel a better size without the formerly proposed vehicle shelter reducing the apparent extent. The existing building to be replaced has a hipped roof and is obviously lower so acting as a transition piece from the main barn down to the granary which will be lost with new gable end just across the road. Changing this end to a hipped gable set just above the window would soften the abruptness of the end gable and help lead the eye down to the granary leaving the majesty of the barn gables supreme so not altering the setting of the listed granary too much. It is most important that the new ridge height does not exceed that of the south arm of the northern barn.
West End Parish Council	No objection

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Affects the setting of Grade II Listed Building

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 174.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM10 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

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

Comments are noted and will be considered in the assessment section.

COMMENT ON REPRESENTATIONS RECEIVED

N/A

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 extended building continues to turn its back on the courtyard and instead presents an uninspiring and bland elevation consisting of a long blank wall and gable ended roof broken up by just two small dormer windows. There is little detailing on the building to enhance its character with the entrance to the dwelling hidden behind the garden wall and the openings for the garage not reflecting a traditional

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

barn. Although the small dormer windows make reference to the design of the approved barn conversion, the proposal could go much further than this by replicating some of the brick detailing and features present on the main barn, which would provide continuity between the buildings and make the proposal sit better within its environment. The proposal should also give the dwelling a clear entrance and this could be a feature which would provide much needed interest to the otherwise uninspiring building. Indeed the proposal completely misses the opportunity to re-orientate and enhance the appearance of the tired outbuilding, which could in turn improve the setting of the listed farm yard.

In its current form, the proposal would create a bland, bulky and unappealing building that fails to take the opportunities available to improve the setting of the listed farm house and collection of buildings. As such the proposal is contrary to Saved Policy 174.LB of the Eastleigh Borough Local Plan (2001-2011), Policy DM10 of the Submitted Eastleigh Borough Local Plan (2011-2029) and guidance within the National Planning Policy Framework.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 Refuse