REF. NO. F/14/74543

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Conversion & alterations of barn to form 2no. four 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
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	Valid

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Biodiversity	Within my previous response I placed a holding objection on this application whilst bat barn owl and reptile surveys were conducted within

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	the application site. I can confirm that these surveys have now been submitted and meet best practice standards. The surveys show that two brown long eared bat roosts are present within the coach house and barn and common and soprano pipistrelles were recorded emerging from the barn. Therefore the proposed work is likely to lead to the loss of four bat roosts. A barn owl survey did not identify any barn owls present. And the habitat surrounding the buildings was thought to be unsuitable for reptiles other than a large woodpile. The mitigation measures of replacement roosts for brown long eared and pipistrelle bat species are appropriate and meet the three tests and I agree with the recommendation to safeguard barn owls and other bird species and reptiles. I would therefore be happy to withdraw my holding objection provided the following conditions and informatives are attached to any permission granted. *Mitigation for bat roosts to be disturbed will be carried out in accordance with measures detailed within section 4.1.2 Barn Owl and phase 1 and 2 bat survey report, or in accordance with mitigation required as part of any licence.* ***Reason*** *To ensure bat roosts lost are mitigated within the development* *The woodpile identified within the ecological report will be dismantled by hand* ***Reason*** *To ensure any reptiles are protected from harm* *A barn owl survey will be submitted to Eastleigh Borough Council before demolition works will be undertaken outside the bird nesting season and replacement swallow and starling nest boxes will be erected.* ***Reason*** *To ensure no harm to nesting birds and provide enhancement for BAP species using the site*
Architectural and Design Officer	**No Objection** 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.

REF. NO. F/14/74543

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	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.
	No Objection The access to the site is along a track which also has a public footpath West End FP 4 over it. The proposed conversion to dwellings once finished would potentially be smaller vehicles than associated with the use of barns for commercial or storage purposes causing less wear and tear than heavier vehicles, so no objection. It is assumed that the residents as users would be charged by landowners costs towards maintenance of the access track.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary - Countryside Within Special Protection Area-recreational disturbance zone Adjacent to Grade II Listed Farmhouse and Grade II Listed Granary

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

Eastleigh Borough Local Plan Review (2001-2011): 1.CO (Countryside), 16.CO (Residential Conversions), 59.BE (Development Criteria), 100.T (Minimise Travelling), 101.T (Infrastructure Contributions), 104.T. (Parking), 147.OS (Public Open Space), 174.LB (Listed Buildings) & 191.IN (Social Infrastructure).

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029: S1 (Sustainable Development), S9 (Countryside), DM1(Development Criteria), DM5 (Drainage), DM9 (Nature Conservation), DM10 (Heritage Assets), DM24 (Parking), DM29 (Internal Space Standards), DM32 (Provision of Open Space/ Recreation) & DM37 (Funding Infrastructure).

Supplementary Planning Documents:
Quality Places
Residential Parking Standards
Planning Obligations
Biodiversity

CHARACTER APPRAISAL AREA

Not within Hedge End, West End and Botley Character Area

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.

REF. NO. F/14/74543

COMMENT ON CONSULTATION RESPONSES

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

Contributions will be secured via a unilateral undertaking.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Policy 16.CO of the Local Plan only allows existing building to be converted to a residential use when the following criteria are met:

i. a residential use is preferable because it ensures the protection of the amenities of nearby housing and/or the rural environment and generates less traffic;
ii. a residential use is the most appropriate means of protecting and retaining the character of a building of architectural or historical interest or its setting; and
iii. new domestic features, such as garages, sheds and amenity areas are sited as close together and inconspicuously as possible, preferably enclosed within an existing group of buildings or a walled yard.

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Policy 100.T expects development to be sited close to, or well served by, public transport, cycling and walking. Policy 104.T states permission will only be granted for development that provides adequate off-highway parking provision.

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

REF. NO. F/14/74543

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Principle

The barn is located within an area of designated countryside, where the principle of converting to residential use is acceptable (providing it accords with Policy 16.CO). The barn is an attractive historical building, which is underused and has fallen into a poor state of repair. The residential conversion would ensure the protection and long term retention of the barn, which enhances the setting of the grade II Listed Farm House. A residential use is considered the most appropriate for the building as it needs only minimal external alterations with simple delineation of the rear gardens. It would also have the least impact on the rural environment in terms of traffic generation and general disturbance.

Character and Appearance

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.

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.

Amount of Development

The proposal is to convert the barn of 2no. four bed & 1no. 3 bed dwellings, which range in size from 190m2 to 225m2. These are gererously proportioned properties that easily meet the council's internal space standards (set out within Policy DM2). Each of the dwellings has a large private garden covering around 450m2, which well exceeds the Council's minimum amenity space requirement of 60% of the dwellings floor space (as set out within Quality Places SPD).

The proposal includes 17 car parking spaces within the central courtyard and new car port. These are split into 2 spaces for the three bed dwelling and 3 spaces for each of the four bed dwellings with plenty of communial parking for visitors and for the main farm house. The parking provision meets with the Councils car parking standards (as set out within Residential Parking Standards SPD). The vehicles will utilise the sites existing access from Burnetts Lane, which has sufficent capacity.

At the courtyard entrance is a desingated bin storage point and these will be collected as part of the Council's existing refuse collection service. At the rear of each of the dwellings is a shed able

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

to accommodate cycle storage. No objection has been raised by the Engineering and Transportation team to the access, car parking, bin or cycle storage.

Overall the proposal meets the council's standards and the the barn is able to accommodate the three residential units without being an overdevelopment of the site.

Residential Amenity

The application is to convert an existing barn for residential use. The barn is located within an area of countryside and the only nearby dwelling is the existing farm house. Only a small section of the barn is adjacent to the farmhouse's garden and there are no main windows in this elevation. As such the proposal is not considered to materially harm the amenity of neighbouring residents, by way of a loss of light, outlook or overlooking.

Nature Conservation

Due to the age of the Barn and the biodiverse habitat within the locality of the farm, there is likely to be a number of protected species using the site. An initial bat and barn owl survey were submitted with the application and a further Phase 1 and 2 BAT/Ecology/Owl Report has been provided. No objection has been raised by the Council's Biodiversity Officer and appropriate conditions will be used.

A Habitat Regulations Assessment screening was not required for this development as it falls outside the designated zone of impact. The proposal is 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 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 Permit