

Webb, Alex

From: Webb, Alex
Sent: 28 March 2023 10:20
To: Webb, Alex
Subject: F/22/93780 - Demolition of existing annex and erection of new building for Class C1 accommodation with associated parking - HATTS COPSE FARM

Alex Webb

Senior Planning Officer

Mon/Tue/Wed 9-5 Thu/Fri 9-1

Ext.: 8134

From: Heppell, Dawn <Dawn.Heppell@eastleigh.gov.uk>
Sent: 23 March 2023 09:56
To: Webb, Alex <Alex.Webb@eastleigh.gov.uk>
Subject: RE: F/22/93780 - Demolition of existing annex and erection of new building for Class C1 accommodation with associated parking - HATTS COPSE FARM

Hi Alex

The Local Plan doesn't really address the replacement of a residential property in the countryside with a new building in a non-residential use, probably because it doesn't happen very often.

The supporting text in paragraph 5.106 follows information on PD rights for the conversion of agricultural buildings. It was written to prevent people using this as a loophole to convert a barn and then replace it with a new residential property which wouldn't otherwise be permitted.

As it's not listed in the types of new development permitted in the countryside in policy S5, I would consider it a technical departure from policy. However, there is a fall-back involving change of use (policies DM36/DM19) and then the replacement of a non-residential building (DM18) subject to criteria. Given the fall-back and its small scale, I'm satisfied that it meets the detailed criteria in both DM19 (1) and DM18 (1) and the settlement gap policy S6 so wouldn't raise an objection.

Thanks
Dawn

Dawn Heppell

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