

DELEGATED OFFICER REPORT

Application Ref: X/24/97685

Site Address: MORTIMERS FARM, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA

Case Officer: Rachael Morris

Description: Variation of condition 2 (plan numbers) from L/23/94460 for 'Alterations and extensions and conversion of 4 existing barns including Grade 2 listed Threshing Barn and Granary to create 4 dwellings, demolition of modern barn and construction of 5 new dwellings with associated gardens parking and car port/bat barn new sewerage treatment and new footpath on the southern side of Mortimers Lane'

Particular Site Constraints?	Yes ☒	No ☐
• Countryside • Surface water flooding • Listed buildings (Granary/ Barn/ Mortimers Farmhouse) • Minerals & Waste Safeguarding		

Planning History?	Yes ☒	No ☐
• L/19357/003/00 - Alterations, renovations and additions – Grant listed building consent – Oct 1980 • L/19357/005/00 - Dismantling part of farmhouse and subsequent reconstruction – Grant listed building consent – Jan 1982 • Z/19357/005/00 - Dismantling part of farmhouse and subsequent reconstruction – Permit – Jan 1982 • Z/19357/007/00 - Erection of barn and cattle shed with residential flat above – Permit – Jul 1984 • L/19357/007/00 - erection of barn and cattle shed with residential flat above – Grant listed building consent – Jul 1984 • L/19357/009/00 - Erection of Boundary Wall and Entrance Gates – Grant listed building consent – Jun 1990 • Z/19357/008/00 - Erection of Boundary Wall and Entrance Gates – Jun 1990 • L/19357/011/00 - Erection of Barn – Grant listed building consent – Aug 1991 • Z/19357/010/00 - Erection of Barn – Permit – Aug 1991 • L/20/87787 - Listed Building Consent: Alterations, demolition of modern ancillary structures and conversion of Listed and curtilage listed agricultural buildings to form 2 dwellings; and conversion of Listed Granary to summerhouse with creation of new doorway (amended description). – Grant listed building consent – Jun 2020 • F/19/86151 - Alterations and conversion of existing barns to form 4 dwellings and construction of 7 dwellings following demolition of modern agricultural buildings – Refuse - Jul 2020 • F/21/91137 - Proposed alterations, extensions and conversion of 4 existing agricultural barns (including a Grade II listed Threshing Barn and Grade II listed Granary) to create 4 dwellings together with the provision of associated gardens, parking, and turning areas, construction of a detached carport/bat barn, an underground pumping station and a new pedestrian footpath on the southern side of Mortimers Farm – Permit – Dec 2021 • L/21/91145 - Listed Building Consent application for proposed alterations, and extensions to Grade II listed Threshing Barn and attached curtilage-listed shelter shed to create 2-bedroom dwelling and restoration of the Grade II listed Granary for ancillary/incidental residential use in association with adjacent barn – Dec 2021 • PN/21/90993 - Prior notification for a change of use of Agricultural buildings to 5no. Dwellings and building operations reasonably necessary for the conversion – Prior approval granted – Sept 2021		

- F/22/94435 - Alterations and extensions and conversion of 4 existing barns including Grade II listed Threshing Barn and Granary to create 4 dwellings, demolition of modern barn and construction of 5 new dwellings with associated gardens parking and car port/bat barn new sewerage treatment and new footpath on the southern side of Mortimers Lane – Permit – Sept 2023
- L/23/94460 - Alterations and extensions and conversion of 4 existing barns including Grade 2 listed Threshing Barn and Granary to create 4 dwellings, demolition of modern barn and construction of 5 new dwellings with associated gardens parking and car port/bat barn new sewerage treatment and new footpath on the southern side of Mortimers Lane – Grant listed building consent – Sept 2023
- DC/24/97096 - Discharge of Condition 3 (Materials) of Listed Building Consent L/23/94460 – Discharged – May 2024

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Objection		
Built Heritage Consultant:	This revision is for a slightly altered plan and elevations to barn B, involving the alteration of the first-floor layout to align more closely with the existing structure of the building. This move separates the bedrooms from the outside gable wall with windows, necessitating new roof-lights to give the space direct access to the outside. The revision provides two new pairs of roof-lights front and rear to give light and ventilation to the two first floor bedrooms. These need to be black metal conservation roof-lights set with the glass level with the top surface of the tiling. Given the large area of tiling on the roof, these roof-lights will hardly notice and make for an improved internal layout more sympathetic to the original building. Additionally, a ground floor bedroom window at the rear has been moved closer to the corner of the building, which is closer to the proposed bed position. These minor amendments are acceptable.		

Site Visit:	Yes ☒	No ☐
Details: 07/08/2024		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 (sustainable development), S2 (approach to development), S3 (location of new housing), S5 (New development in the countryside), S8 (Historic environment); and Development Management policies DM1 (general development), DM2 (environmentally sustainable development), DM3 (climate change), DM6 (surface water management), DM8 (pollution), DM11 (nature conservation), DM12 (Heritage assets), DM13 (access), DM14 (parking), DM30 (internal space standards), and DM38 (funding infrastructure). Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals. Legislation 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."

Assessment:

Setting

This almost complete farmstead contains three individually listed buildings (one off site) in addition to curtilage buildings and some modern additions which detract from the original setting. Formerly all were in the same ownership, but the main listed farmhouse is in separate ownership and not part of this application but does however still form part of the setting. The other listed structures are the main barn and the granary.

Although having suffered various changes over the centuries, the main bones of the steading remain in easily recognisable form and in reasonable condition. The site has recently just been used for cattle grazing, hence the modern farm building to the rear as the older ones were unsuitably small.

This application mainly focusses on amendments to Barn B. Historic England describes Barn B as:

Main/ Threshing Barn (Barn B): *C18. Barn with red tile roof, half-hipped, central doorway, weatherboard, interior having typical double aisled sections, of 5 bays with narrower end bays.*

Proposed variation

The approved drawings require an internal alteration to Barn B for structural changes. This requires an amendment to the listed building consent but does not change the external appearance (apart from the addition of 8.no rooflights which does not require planning permission in their own right) and as such does not require an amendment to the associated full permission too.

Barn B has a footprint of 208m². The previous application increased this (by including an angled single storey extension for a car port) resulting in a ground floor footprint of approx. 224m². At first floor, there would be 2no. bedrooms, separated by a central bat loft, also accommodating 2.no bedrooms to the ground floor. The overall height of the building would measure approx. 8.7m, with an array of eaves heights. This would have a central porch measuring approx. 6.5m in height.

The proposed alterations under this application are to relocate the staircases to be more central in the barn, to allow greater space upstairs for the bedrooms, en-suites and dressing rooms.

The proposals to the listed building themselves are not considered to result in adverse harm, nor are the proposals within the curtilage of the listed buildings considered to result in harm. The proposals are considered to be acceptable, in accordance with Policies DM1 and DM12 of the Eastleigh local plan.

The materials have been re-submitted on this application. These will supersede those submitted under DC/24/97096 however, they align with these agreed materials, with the addition of the rooflight specification. Condition 3 will be re-worded to ensure accordance with these submitted details.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon

neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...