

PLANNING & HERITAGE STATEMENT

December 2024

BARN COURT
HIGH STREET
OLD BURSELDON
SO31 8DL

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1. INTRODUCTION

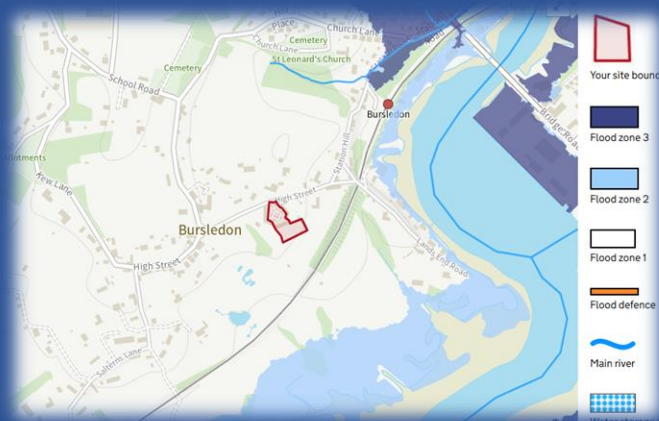
- 1.1. Applecore PDM have been instructed to submit an application for planning permission to Eastleigh Borough Council for the *“Construction of outbuilding to provide residential accommodation incidental to the enjoyment of the existing dwellinghouse.”*
- 1.2. Effectively, this application constitutes a resubmission of a previously approved application (under planning reference H/22/93123) which sought consent for the same structure, albeit for use as a garden store.
- 1.3. This further application seeks to use the outbuilding for ancillary accommodation, in the form of a residential annex.

2. SITE DESCRIPTION

- 2.1. The application site is a prominent building set back from the High Street and flanked by an array of dwellings – The Long Cottage, The Grange, Lattice Cottage, and Grange Cottage.
- 2.2. The property is fronted by a large, grand courtyard, with the main building dominant to the adjoining wings, forming a hexagonal enclosure to the courtyard.
- 2.3. The area is largely residential in nature, characterised by large, attractive dwellings with an abundance of open land surrounding.
- 2.4. The Hamble River lies approximately 250m to the East, with a train track about 100m South.
- 2.5. Whilst Lattice Cottage is a Grade II Listed Building, Barn Court is not, and is not currently featured on the local authority’s local list of heritage assets. It does, however lie within the Zone 7 Character Area of the Old Bursledon Conservation Area, the appraisal of which references Barn Cottage as locally significant.



- 2.6. According to the governments flood map for planning, the property lies within Flood Zone 1, meaning it has the lowest probability of flooding from rivers or seas.



3. HERITAGE & CONSERVATION

- 3.1. The Old Bursledon Conservation Area is divided into 8 zones, with Zone 7, where the application site is located, forming part of the historic core of Old Bursledon. The character appraisal of the zone states:
- The space between buildings is particularly important in ensuring visual separation
 - The zone does not feel urban
 - The mix of historic buildings and boundary walls draw the eye
 - The green setting enhances the built form
 - A number of buildings were restored and improved by Mrs Emmaline Shawe Storey, which include the elaborate chimneys on the roof of Barn Court
- 3.2. In April of 2020, the Council confirmed an Article 4 direction restricting the construction of outbuildings as specified by the conditions of Schedule 2, Part 1, Class E of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

4. PLANNING HISTORY

- 4.1. According to the LPAs public register of planning applications, the following consents exist for the site:
- **H/22/93123** - Construction of a garden store to provide additional storage – Permitted 2nd September 2022
 - **NC/21/91960** - 1 no. Horse Chestnut (T1) - Fell to ground level, replace with selected species close by. – No Objection – 5th January 2022
 - **NC/20/88955** - Notification of Intent. 1 no. Sycamore (T7) – Fell – No objection 20th November 2020
 - **C/39089/002/00** – Construction of single storey front extension, first floor side extension, and 2no. galleried windows to rear – permitted 5th January 2004
- 4.2. The most recent, extant permission is of most relevance to this application, as effectively the proposal is for a building of the same footprint and character, but for a different purpose.

5. PROPOSED DEVELOPMENT

- 5.1. The approved scheme comprised a single storey outbuilding, situated towards the south-eastern corner of the plot. The outbuilding was to be used as a garden store, incidental to the residential nature of the property.
- 5.2. Due to personal circumstances, the family no longer require the additional storage that the building was proposed for. However, the overall purpose is that the building will be used as ancillary to the main purpose of the property, in that it will now form a residential annex.
- 5.3. As before, the building is proposed to be constructed of timber frame, with oak cladding, slate roof, and hardwood windows, with double doors on the north elevation. It shall be supported by piled foundations, resulting in minimal impact on the surrounding plants and wildlife.
- 5.4. Despite being adjacent to the existing outbuilding at The Long Cottage, it will be reasonably well screened by mature trees at the border.
- 5.5. Internally, the building will feature a small kitchen and bathroom with living space, solely for use as an additional residential space for a family member.

6. CONCLUSION

- 6.1. Given that the use of the permitted building is also incidental to the enjoyment of the host property, it is somewhat questionable as to whether it would be considered development. However, as the internal configuration and purpose differs from both the approved plans and the description of the approved development, the application for permission is required.
- 6.2. The proposed building is modestly dimensioned and located in a suitably sized plot of land, and is neither disproportionate or inappropriate in terms of scale, size, or its relationship to the host and neighbouring buildings.
- 6.3. Given the extant permission for the same structure, it is respectfully requested that permission be granted to allow this building to be used for a purpose different than initially intended.