

DELEGATED OFFICER REPORT

Application Ref: X/25/98908

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

Case Officer: Gary Osmond

Description: Variation of Condition 2 (approved drawings) of Planning Permission F/22/94435 for 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, to the following extent - revisions to size and position of Barn A

Particular Site Constraints?	Yes ☒	No ☐
• Countryside • Surface water flooding • Listed buildings (The Farmhouse, the Main Barn and the Granary all Grade II) • Minerals & Waster Safeguarding		

Planning History?	Yes ☒	No ☐
X/24/97685	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'	Grant Listed Building Consent Aug 2024
F/22/94435	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.	Approved Sept 2023
L/22/94460	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.	Approved Sept 2023
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	Approved 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.	Grant Listed Building Consent Dec 2021

PN/21/90993	Prior notification for a change of use of Agricultural buildings to 5no. Dwellinghouses and building operations reasonably necessary for the conversion	Prior Approval Granted Sept 2021
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 June 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.	Refused July 2020
X/19/86132	Removal of condition 2 (dwelling for sole use of agricultural worker) of planning permission Z/19357/012/00.	Refused Oct 2019

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received		
Fair Oak Parish Council:	No comments received.		
Heritage Consultant:	The increased gap between Barn A and the Granary is an improvement but the raising of the ridge does lose some interest in the form but not to an objectionable level. Obviously, these revisions will represent a noticeable cost saving to the scheme. No objection.		

Site Visit:	Yes ☐	No ☒
The site is well known to the case officer.		

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, S2, S5 & S8; and Development Management Policies DM1, DM2, DM3, DM6, DM8, DM11, DM12, DM13, DM14, DM30 & DM38. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Trees and Development

Assessment:
Context Mortimers Farm is a farmstead which lies just to the east of Fair Oak and on south side of Mortimers Lane. It consists of the original thatched farmhouse, which dates from the C17 / C18, which is now in separate ownership. To the east of the farmhouse is the original farm yard, which consists of a number of barns and other ancillary buildings arranged around a rectangular yard. The largest of these is a threshing barn, dating from the C18, which forms the southern side of the yard, and the smallest is a detached granary building dating from the same period. Both of these and the farmhouse are Grade II Listed Buildings. The remainder of the buildings, whilst not listed, are of a reasonable age and constructed of similar materials, consisting of red brick, timber boarding and clay tiled roofs. Proposals The application seeks consent to revise the previously approved drawings in relation to 'Barn A' only. This is the barn which sits closest to Mortimers Lane and is not listed. Barn A has an 'L' footprint which forms the north-eastern corner of the farmyard. The east-west

orientated side is the larger of the two wings and runs close to and parallel with Mortimers Lane, with the two being separated by a six foot high brick wall. It is proposed to slightly reduce this east-west wing to its western end, so as to pull the building further away from the listed granary building which lies just to its west. No other revisions to the overall scheme are proposed.

Policy & Principle

The application site lies outside the urban edge where the principle of new residential development is not usually considered acceptable. However, the view was taken as part of application F/21/91137 that conversion of the listed and non-listed barns which formed the farmstead to provide four new residential dwellings was acceptable. This was partly due to changes in legislation at the time, which would have allowed conversion under the prior notification processes, as well as a way of securing the future of the listed buildings and their setting. This planning consent and the more recent approval which this application seeks to amend, establish the acceptability of that proposed in principle.

However, the impact of that proposed still needs to be considered and assessed against the relevant adopted Local Plan policies, the most relevant of which in this instance being DM1 and DM12.

Policy DM1 requires all new development to be of a high-quality design which takes appropriate account of the context of the site and that of the surrounding locality. It also requires development to minimise or appropriately mitigate any negative impact which would result upon the amenity of neighbouring occupiers or uses, as well as to provide a good quality environment for future occupiers of the development. The policy also sets out a number of other requirements in relation to nature features, access and servicing.

Policy DM12 relates to the protection of heritage assets, which include listed buildings. In essence the policy requires any proposals which will physically impact a heritage asset or its setting to take appropriate account of the importance of the asset. The more important the asset, the greater the weight which should be given to ensuring it is appropriately respected.

Layout, Form, Scale, Design, Street Scene & Area Character

In terms of the overall scheme's general layout and appearance, the modest change proposed will have no impact.

With regards to Barn A, that proposed will reduce the length of the east-west wing by approximately three metres, which in itself causes no concern. It is also proposed to increase the ridge height of the western end of the wing, so that it matches that of the rest of the main roof which runs parallel to Mortimers Lane. Whilst this will have a modest impact upon the view of the development from Mortimers Lane, slightly increasing the height and scale of the resulting building over that previously approved, it is not considered that there would be any additional negative impact upon the street scene or general character of the locality, just a slightly different appearance.

As such, the modest amendment proposed is considered to accord with the requirements of Policy DM1.

Heritage

As with the impact of the amendment upon the overall scheme and character of the locality, it is not considered that the slightly greater scale will have any adverse impact upon the setting of any adjacent listed buildings. It would in fact assist in providing a little more room for the listed granary building, thereby improving its setting over that the previously approved scheme. As such, it is considered that the requirements of Policy DM12 are adhered to.

Highways, Access & Parking

The modest proposed change to the design of Barn A will have no added impact upon the local highway, nor access to the site. Whilst one internal parking space would be lost, this

will be retained for Barn A as an external parking space next to the barn, thereby maintaining three parking spaces as required by the adopted 'Residential Parking Standards' SPD.

Trees & Nature Conservation

Whilst Barn A is in close proximity to a number of large important trees, the proposed amendments to the building are to the end of the building furthest away from these trees. As such, there will be no greater impact upon them.

In terms of nature conservation, again, that proposed is not considered to have any greater or lesser impact than that previously approved. Conditions of the original planning approval to provide improved biodiversity enhancements remain in place.

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** ☐

For the reasons set out above, the proposed amendments to the design of Barn A are considered to be acceptable and the application is therefore recommended for approval with the same conditions as were included on the original planning consent, with the exception of that which sets out the approved plans and drawings.