

**WINCHESTER CITY COUNCIL**  
**Development Control Committee 19<sup>th</sup> November 2009**

**UPDATE**

The information set out below includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>2</b>	<b>09/01809/FUL</b>	<b>15 Follyfield, Bishops Waltham</b>	<b>PERMISSION</b>
<p><b>Officer Presenting: Dave Dimon</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> Valerie Watts  <b>Parish Council representative:</b> Lyndsey Edge  <b>Ward Councillor:</b>  <b>Supporter:</b></p> <p><u>Update</u>  A further objection has been received from a neighbour adding to their initial objection. They consider that the plans are misleading with reference to the impact on their property, that they will suffer loss of amenity and privacy and that their concerns about overdevelopment, highway safety and traffic and that the recommendations of consultees should be met in full.</p>			

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>6</b>	<b>09/01306/FUL</b>	<b>Lone Farm, Northington Road, Itchen Abbas</b>	<b>REFUSAL</b>
<p><b>Officer Presenting: Jane Rarok</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b>  <b>Parish Council representative:</b>  <b>Ward Councillor:</b>  <b>Supporter:</b> Nigel Hex (Agent) &amp; David Leeming (Applicant)</p> <p><u>Update</u>  Following the publication of the report the Conservation Officer wishes the following issues to be considered: the scheme involves an unusual system of timber cladding which covers the entire building including the window openings which does not allow sufficient light into the building to comply with building regulations. In addition other changes include:-  <u>Main barn</u>  <input type="checkbox"/> increase in height and footprint of the North porch</p>			

- alteration to size and configuration of barn doors on north side
- Installation of a range of rooflights consisting of 5 segments on the north roofslope.
- Installation of a clerestory window on west elevation
- Alteration of stair case

#### Live/work barn

- Altered fenestration at eaves height of live/work barn
- Addition of 3 segment rooflight on east slope of roof
- Installation of large access doors on east elevation
- Alteration to despatch doors on east elevation (no longer accessible to vehicles)
- Addition of fenestration to east elevation
- Extension forward of east elevation building line across entire length of barn
- Cutting of ground floor and access door into ground level by approximately 1 metre
- Alteration of location of internal staircase
- Altered internal floor layout leading to greater subdivision of upper ground (1<sup>st</sup>) floor

Conservation Officer's view is that drawings are insufficiently detailed and labelled making the discharge of conditions and planning process of later applications unnecessarily complex.

The Conservation Officer would like to emphasize that whilst some of the individual elements of this proposal would appear acceptable, there are a large number of design elements within the scheme which are detrimental to the character and appearance of the barns. Cumulatively, they make for a considerable loss of character and contribute considerable harm to the appearance of the building. In addition, the works proposed would require considerable re-build, new build, alteration and additional works which have not been detailed on the drawing thus outweighing the benefits of the "conversion" element within the countryside where new build of residential units is severely restricted.

Amended reasons for refusal:

1. The proposal, by virtue of the additional openings in the existing fabric, extent of new build and alteration including subdivision of internal space and lowering of floor levels, creates a scheme which is detrimental to the agricultural and historic characteristics of the building and is therefore contrary to the requirements of policies CE 17, CE24 and HE17 of the WDLPR 2006.