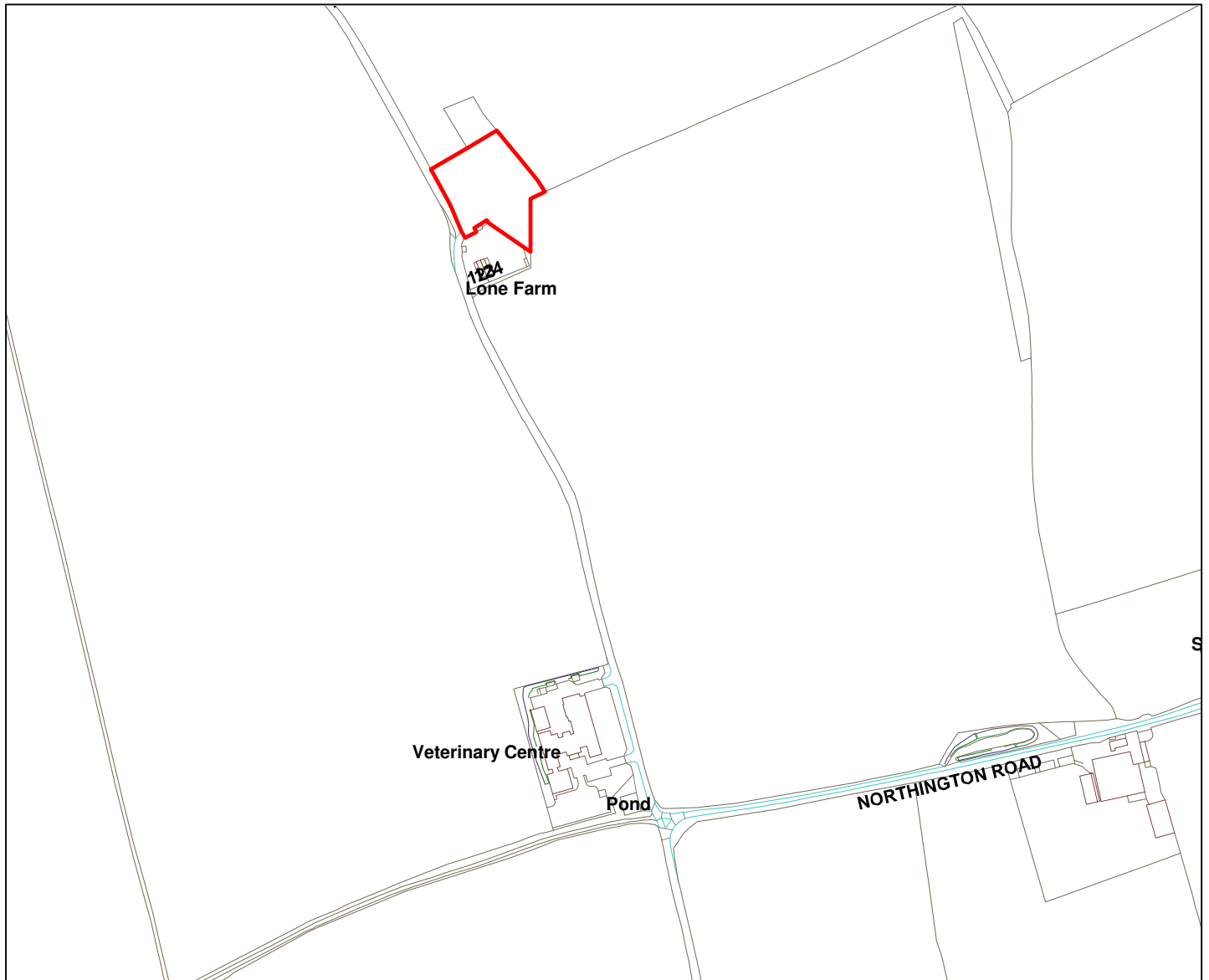


Northington Rd, Itchen Abbas

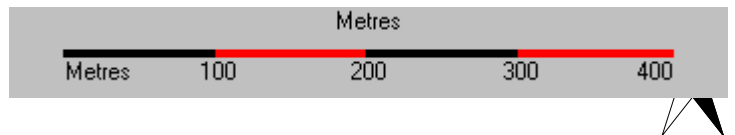
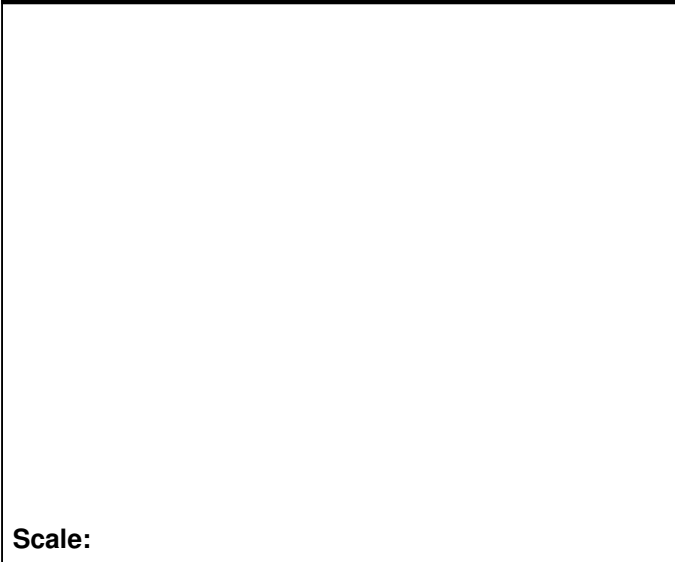
09/01306/FUL



Winchester
City Council



Legend



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	04 November 2009
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 19 November 2009

Item No: 6
Case No: 09/01306/FUL / W20376/04
Proposal Description: Demolition of agricultural buildings and conversion of barn to 1 no. 3 bed live/work unit including landscaping and associated works.
Address: Lone Farm Northington Road Itchen Abbas Hampshire
Parish, or Ward if within Winchester Town: Itchen Valley
Applicants Name: Mr David Leeming
Case Officer: Mrs Jane Rarok
Date Valid: 17 July 2009
Site Factors: Oil Pipeline
Recommendation: Application Refused

General Comments

This application is reported to the Committee at the request of Councillor Tait, whose request is appended in full to this report.

The scheme has been amended (plan 2.113 Rev B) and shows horizontal cladding on the second barn.

Site Description

This site is located to the north of Itchen Abbas, in a remote location at the end of a rural lane called Northington Road. To the northwest, the road turns into a public restricted byway just beyond the site. The site contains a number of agricultural buildings of various construction, including two timber barns set in a linked 'L' shape. Adjoining these to the east is a large hay store and a cattle shed, which form a courtyard with the timber barns. The site is not within a conservation area, and none of the barns are listed, but the timber barns are considered to be of historic merit.

The site is surrounded by fields in a softly undulating chalk landscape. It is enclosed to the south and west by trees and hedgerows, but is relatively open on the other boundaries with post and wire fencing. There are a couple of semi-detached farm cottages approximately 30 metres to the south.

Proposal

The proposal is for the demolition of three modern agricultural buildings and the conversion of three timber framed barns to 1 no. 3-bed live/work unit, including landscaping and associated works. In effect, this application seeks to make a number of amendments to the internal layout and external appearance of the approved scheme, which was granted permission in January this year (ref: 08/02560/FUL, see below). The amendments include alterations to the main barn (which has permission to be converted to the dwelling), including an increase in the height and projection of the cart doors on the main barn by approx. 500mm in height, and creating a 400mm projection and additional rooflight. To the second barn, which is the approved work unit, a new opening is shown at

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 19 November 2009

ground floor level, window openings have been removed from the west elevation and additional fenestration is proposed at first floor level in the east elevation.

These buildings are not Listed Buildings nor within a Conservation Area, but are of historic merit, as they contain timber framing with Queen struts in Barn 2, uninterrupted roof lines and some broad-lap 'tarred' and/or black painted weatherboarding.

The principle of converting these buildings to a live/work unit is accepted, and the applicant has an extant permission to undertake works to effect this. The main issue, therefore, is the impact of the amended scheme on the agricultural and historic characteristics of the building.

Relevant Planning History

06/03183/FUL- Demolition of existing modern agricultural buildings and conversion of timber-framed barns to live-work dwelling with landscaping and associated works - Permitted - 24/04/2007

08/01982/FUL- Conversion of timber framed redundant barns to a live-work unit including landscaping and associated works; demolition of modern redundant concrete and steel agricultural buildings (amendment to 06/03183/FUL) - Refused - 13/10/2008

08/02560/FUL- Conversion of timber framed redundant barns to a live-work unit including landscaping and associated works; demolition of modern redundant concrete and steel agricultural buildings (amendment to 06/03183/FUL) - Approved - 27/01/2009

Consultations

WCC Archaeology

No objection, subject to securing appropriate archaeological recording and mitigation of the impacts of the proposed development. Reason for refusal also provided.

Records indicate that this development has archaeological implications, as the application site comprises an historic farm complex which is depicted on historic Ordnance Survey mapping. Lone Farm is also set within an important archaeological landscape, with nationally important archaeological sites of prehistoric and Roman date located to the north west and north of the application site (SM26705 - Roman villa and earlier prehistoric settlement 400m W of Lone Farm; SM26704 - Two round barrows 100m NE of Itchen Abbas Roman villa and Hants SAM 510 - Banjo type native settlement). Cropmark evidence to the west, south and east of Lone Farm indicates the presence of buried archaeological remains, probably relating to late prehistoric / Romano-British field systems.

The proposed development constitutes a significant alteration to the original function and internal spatial characteristics of the historic farm buildings and the proposed landscaping and groundworks, including the ground source heat pump, may impact on buried archaeological remains. In particular, the type of ground source heat pump will need to be carefully chosen and sited so as not to adversely affect the Scheduled Ancient Monuments within the vicinity of the application site.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 19 November 2009

Historic Environment Team:

Objects to the resubmitted scheme, stating that there are “fundamental problems with the design ...the proposed fenestration includes over large and domestic windows andthe increase in number of openings is not the way to ameliorate this problem. The new scheme creates an unsympathetic solution, detrimentally disrupting the agricultural characteristics of the building”.

Engineers: Drainage:

No objection. A septic tank is proposed to dispose of foul water but a mini treatment works would be preferable as it is more environmentally friendly. There appears to be plenty of open space around the development area in which a foul water disposal facility could be sited and the applicant must liaise with the EA to obtain a consent to discharge. Storm water is to go to soakaways.

Engineers: Highways:

No objection. The scheme is not materially different from the previous approved scheme, when no highways objection was raised.

Landscape Team:

No objections, subject to a landscape condition and provided work is carried out in accordance with the Arboricultural Impact Assessment and Method Statement.

Natural England

Based upon the information provided, Natural England does not wish to object to the proposal, providing that an advisory is attached, should permission be granted, which informs the applicant of the requirement to obtain an EPS Licence from Natural England prior to the commencement of development on site that may affect the Bat roosts found in the Phase 1 and 2 Ecological Surveys (John Poland, 2009). Natural England also suggests that the following condition be appended to any planning permission granted: Clearance of trees, buildings and areas of scrub should avoid the bird breeding season, March to August inclusive, to reduce the likelihood of harm to breeding birds.

HCC Ecologist

Detailed bat survey and mitigation information has now been provided in the form of the following reports: Method Statement to accompany Natural England licence application in respect of bats: Document 1 - Background and Supporting Information (John Poland, August 2009) and Method Statement to accompany Natural England licence application in respect of bats: Document 2 - Delivery Information (John Poland August 2009).

The Local Planning Authority will need to be satisfied (in light of the recent Judicial Review involving Cheshire East District Council, which I mentioned previously) that the first and second of the three derogation tests of the Habitats Regulations (copied below) are being met.

- 1) the consented operation must be for *‘preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment’*;
- 2) there must be *‘no satisfactory alternative’*; and
- 3) the action authorised *‘will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range’*.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 19 November 2009

Southern Water:

No comment

Representations

Itchen Valley Parish Council

No comments received

No letters received objecting to or supporting the application.

Relevant Planning Policy

South East Plan 2009:

BE6, C2, C4, C4, C5

Winchester District Local Plan Review

DP3, DP4, DP6, CE16, CE17, CE24, HE1, HE2, HE17, RT4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 7 Sustainable Development in Rural Areas

PPS 9 Biodiversity and Geological Conservation

PPG 15 Planning and the Historic Environment

PPG 16 Archaeology and Planning

PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

Itchen Abbas Village Design Statement

Other Planning Guidance

Farm Buildings: A Design Guide for Hampshire

Guide to the Open Space Funding System

Planning Considerations

Principle of development

Policy HE17 allows for the change of use of redundant agricultural buildings of historic or architectural interest provided the alterations would not be "*detrimental to the distinctive character of the building or its historic fabric or features, and a significant proportion of the interior remains un-subdivided*". The location is rural and remote, accessed via a rural lane, and is therefore not conducive or sustainable to an employment use. Therefore, a residential use with an element of work is considered acceptable in terms of Policy HE17.

Furthermore, the principle of the conversion of these redundant agricultural buildings to live/work units has already been assessed and permitted under the grant of planning permission 08/02560/FUL. This permission is extant and, as such, the conversion works can be undertaken. Details in compliance with the conditions appended to that approval have been submitted to the Council for discharge. What this proposal seeks to achieve is a number of amendments to the external appearance and minor alterations to the internal layout from that approved in January this year. This report deals with the proposed amendments to that approved scheme, and other material planning considerations.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 19 November 2009

Design/layout

The principle objection to this scheme is from the Council's Historic Environment Team. The Council recognizes that some elements of the amended scheme are improvements upon the early permission. In particular, the relocation of the proposed stairs in 'Barn 2' is an enhancement, as it reduces the impact of inserting this feature next to main timber posts. Similarly, the retention and alterations to an existing blockwork shed, which will serve as a bat roost.

In terms of the main barn, on the north elevation the cart doors are shown as projecting slightly (400mm), which would involve new construction rather than conversion of this element. It is considered that the hipped bonnet is too high and should be subservient to the ridge height on the south elevation. It is also considered that there is insufficient detail with regard to the main opening and window, and there should be an intermediate glazing bar between the opening glazed door and the fixed panel, which is not shown.

The scheme proposes an additional high level window in the west elevation, which is added to the two windows already approved – a low level window and vertical window up to eaves height. A run of 5 rooflights are to be added where a window on the north elevation is omitted. Notwithstanding the approved details, it is considered that this degree of fenestration is excessive for an historic building that currently has no windows in it and is agricultural in character. The conversions of historic agricultural buildings need to be sensitive in order to retain their character. Living in historic buildings often means being constrained by low light levels, and compromises have to be made between creating workable living space and retention of character. It is considered that the timber screens do not allow sufficient light into the building and, therefore, rather than adding more windows, the scheme would benefit from the entire elevation being redesigned to incorporate conventional vertically proportioned windows within the studs.

The proposed rooflights are to be located on a prominent roof-slope when viewed from a public vantage point. On the previous scheme, negotiation with the architect resulted in the removal of extraneous openings in the roof in order to preserve the building's character. The subsequent reintroduction of these rooflights is considered to be unacceptable.

Similarly, there is no justification for another opening in the barn wall to light a dressing room. The ground floor bedrooms in the cart shed appear to have floor to ceiling fenestration detail, as there are no detailed drawings to illustrate that this is not the case.

For the live/work element, users may have to accept that the building imposes constraints that require some degree of compromise if its character and significance is to be retained in line with Policy HE17. In some cases, headroom may be restricted and daylight levels may be lower than desired. In terms of the second barn, this proposal has retained an uninterrupted west elevation and, therefore, the Council does not object in principle to the additional proposed fenestration detail on the east elevation. The non-domestic appearance of the agricultural buildings should be achieved more successfully in this barn, as the proposed windows are located directly under the eaves.

The key architectural feature of the conversion is the horizontal hardwood screens placed over the timber cladding and it is considered that both barns should have the same treatment. To this effect, the applicant has submitted amended plans which amend the cladding to horizontal form and therefore this element is now acceptable.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 19 November 2009

Impact on character of area and neighbouring property

The effect of these proposed amendments is unlikely to have any additional impact on the neighbouring property, which is approximately 30m to the south. The main barn is visible from the public byway and the introduction of the additional roof light on the north elevation will be visible from that public right of way.

In conclusion, this application seeks to make a number of amendments to a previously approved scheme which includes enlarging a cart entrance door, the addition of a window to the west elevation and one to the south, and rooflights to the north facing roof slope. A window in the north elevation would be omitted. In the second barn, there are a number of alterations to the approved fenestration detail, including the addition of a rooflight in the east elevation and the insertion of large access doors at ground floor level. However, the objection to the amendments to this building centre around the use of vertical rather than horizontal cladding. This has been overcome by an amended plan which reverts to the approved scheme for cladding. Notwithstanding this, it does not overcome the concerns of the Officers in terms of the impact the proposal would have on the architectural and historic appearance of this agricultural building. It is considered that this proposal would result in the loss of important features and substantial reconstruction additional to the conversion, and is therefore contrary to Policy HE17.

Archaeology and Bats

The Council's Archaeologist is satisfied that archaeological recording and mitigation can be overcome by an appropriately worded condition. Similarly, the County Ecologist is satisfied that the submitted bat survey and mitigation information provides appropriate details.

Recommendation

Application Refused, for the following reasons:

Reasons

1. The proposal, by virtue of the additional openings in the existing fabric, creates a scheme which is detrimental to the agricultural and historic characteristics of the building and is therefore contrary to the requirements of Policy HE17 of the Winchester District Local Plan Review 2006.
2. The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 2006, in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

Informatives

1. The Local Planning Authority has taken account of the following Development Plan policies and proposals:

Winchester District Local Plan Review 2006: DP3, DP4, DP6, CE16, CE17, CE24, HE1, HE2, HE17, RT4

South East Plan 2009: BE6, C2, C4, C4, C5

Julie Pinnock

From: Jane Rarok
Sent: 29 October 2009 18:12
To: Julie Pinnock
Subject: FW: Lone Farm Barn 09/01306/FUL

Jane Rarok MSc, BSc (Hons), MRTPI
Senior Planning Officer
DC West
Part time Tuesday, Wednesday, Thursday
Tel: 01962 848247 Fax: 01962 849101
Email: jrarok@winchester.gov.uk
Planning Department
City Offices
Colebrook Street
Winchester
SO23 9JL

-----Original Message-----

From: Cllr Ian Tait
Sent: 08 October 2009 16:10
To: Jane Rarok
Cc: Helen Parvin; Cllr Neil Baxter; Alison Davidson; 'Sarah Fradley'; Bill Lynds
Subject: Lone Farm Barn 09/01306/FUL

Dear Ms Rarok

I write further to our recent phone conversation regarding Lone Barn Farm and I have now had an opportunity to read the most recent comments made by Helen Parvin, the Historic Environment Officer from the Council. I note from your exchange of e-mails that there is already an acceptance that there would be benefit in this planning application coming before the PDC Committee for determination.

That said if required I would formally ask that this application be determined by PDC should you be minded to refuse the application as I feel that there is a degree of subjectivity regarding the approach to this property which clearly has caused a significant difference of opinion between officers and the applicant's architect.

The original application was supported by the local Parish Council and I note that they have not made comment on the new application.

In terms of my own position, I have not expressed an opinion to John Alexander regarding the merits of this application and the reason that I have become involved is that Mr Alexander is a resident of St Michael Ward.

I trust that my involvement and reasoning for sending this application to committee is acceptable.

Many thanks for all your help with this case.

Kind regards

Ian Tait
Cllr St Michael Ward