

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

Item No:	01
Address:	Barn & Stable 30m SE Of FarmhouseWest Hoe Farm West Hoe Lane Bishops Waltham Hampshire
Parish/Ward	Bishops Waltham
Proposal Description:	Restoration and conversion of barn into dwelling, disused former farmhouse into a dwelling and redundant cattle shed into an office
Applicants Name	Mrs Glynn And Mrs S Maybury
Case No:	05/01102/LIS
W No:	W18702/04LB
Case Officer:	Mr Simon Avery
Date Valid:	4 May 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	At the request of a councillor

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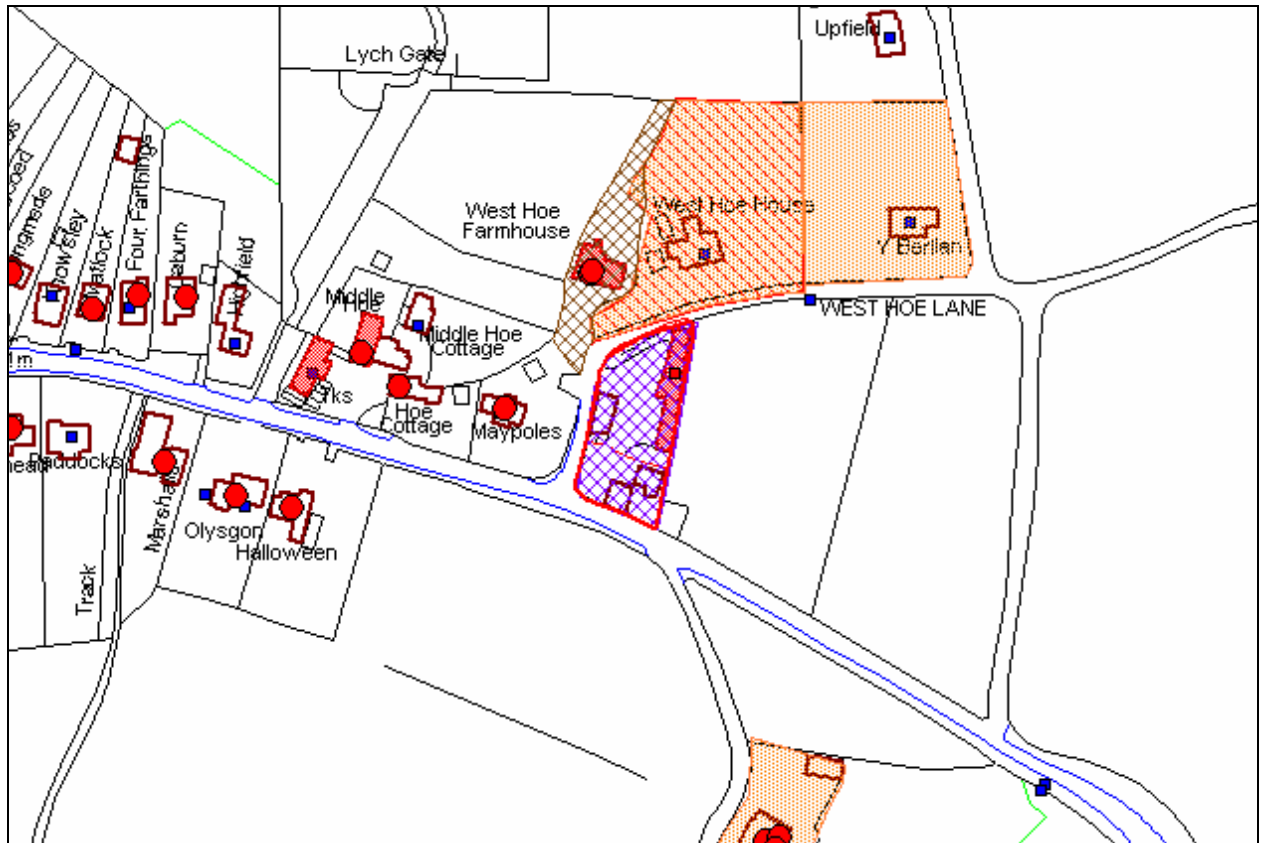
SITE LOCATION PLAN

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PLEASE SEE ACCOMPANYING REPORT W18702/05

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposed development is unacceptable by reason of the excessive alteration; including new openings, sub-division of internal spaces and loss of historic fabric, which would have an adverse impact on the special architectural and historic interest of the listed building

02 The formal landscaping and parking spaces in front of the west elevation of the listed building would adversely affect its setting as a farm building of special architectural and historic interest.

03 The proposed development is contrary to PPG15 and Policies C1, C2 and H10 and E16 of the Hampshire County Structure Plan, Policies C1, C2, C13, HG19, HG20, HG23, HG24 and EN5 of the Winchester District Local Plan and proposals DP3, C1, C16, HE2, HE13, HE14, HE16 and HE17 of the emerging Winchester District Local Plan Review in that:-

(i) insufficient evidence has been supplied to satisfy the Local Planning Authority that the buildings are incapable of beneficial use or that a residential conversion of the main barn and stable is the only means of ensuring the retention of the Listed Building and its character;

(ii) the alterations as Reason 1 above would have an adverse impact on the special architectural and historic interest of the listed barn and stable;

(iii) inadequate information has been submitted relating to the proposed works to the buildings for a detailed and satisfactory assessment to be made of the impact of these changes;

(iv) inadequate information has been submitted to determine the condition and status of the abandoned dwelling;

(v) inadequate information has been submitted relating to the treatment of the eastern boundary of the site to ensure that the residential curtilage will not impinge onto the adjacent agricultural land to the east.