

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 10 November 2005

**Item No:** 05  
**Address:** South Parsonage Barn Bunstead Lane Hursley Winchester  
Hampshire SO21 2LQ

**Parish/Ward** Hursley

**Proposal Description:** Amendment to garage, including orientation and size (amendment to existing planning permission W18695) - RETROSPECTIVE (AMENDED DESCRIPTION)

**Applicants Name** Mr Richard Leyton

**Case No:** 05/01737/FUL

**W No:** W18695/03

**Case Officer:** Mrs Julie Pinnock

**Date Valid:** 15 August 2005

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

### Site Description

- South Parsonage Barn is a detached listed barn recently converted into a residential dwelling
- It sides onto Bunstead Lane to the east of the site, and to the west side is the main garden area
- The front elevation overlooks a parking and turning area, and a detached double garage

### Relevant Planning History

- W18695 - Conversion of barn to three bedroom dwelling, single storey front extension, detached double garage and alteration to existing access - South Parsonage Barn Bunstead Lane Hursley Hampshire - Application Permitted – 05/02/2004
- W18695/01LB - Alterations to enable the conversion of barn to three bedroom dwelling, construction of single storey front extension and detached double garage - South Parsonage Barn Bunstead Lane Hursley Hampshire - Application Permitted – 05/02/2004
- W18695/02LB - Attach TV aerial to west wall (RETROSPECTIVE) - South Parsonage Barn Bunstead Lane Hursley Winchester Hampshire SO21 2LQ - Application Withdrawn - 30/08/2005
- W05407/LB - Demolition of barn - Parsonage Farm Bunstead Lane Hursley Winchester Hampshire SO21 2LQ - Application Refused - 26/06/1980
- W05407/01 - Conversion of barn to private residence - Parsonage Barn Bunstead Lane Hursley Winchester Hampshire SO21 2LQ - Application Withdrawn - 01/07/1980
- W05407/02/LB - Conversion of barn to dwelling - Parsonage Barn Bunstead Lane Hursley Winchester Hampshire SO21 2LQ - Application Refused - 05/07/1989
- W05407/03 - Conversion of barn to dwelling - Parsonage Barn Bunstead Lane Hursley Winchester Hampshire SO21 2LQ - Application Refused - 05/07/1989
- W05407/04 - Conversion of barn to unit of accommodation - The Barn Bunstead Lane Hursley Winchester Hampshire SO21 2LQ - Application Refused - 12/03/1991
- W05407/05 - Conversion of barn into dwelling - Parsonage Barn Bunstead Lane Hursley Winchester Hampshire SO21 2LQ - Application Refused - 12/03/1991
- W05407/06 - Renewal of Planning Permission No W5407/05 for conversion of barn to a single dwelling - The Barn Hursley Winchester Hants SO21 2LQ - Application Permitted - 03/03/1997
- W05407/07LB - Renewal of Listed Building Consent W05407/04LB alterations to convert barn to dwelling - The Barn Hursley Winchester Hants SO21 2LQ - Application Permitted - 03/03/1997
- W05407/08 - Conversion of redundant barn to 1 no. three bedroom dwelling, addition of detached double garage - The Barn Bunstead Lane Hursley Winchester Hampshire SO21 2LQ - Application Permitted - 14/04/2003
- W05407/09LB - Alterations to provide conversion of barn to 1 No. dwelling, new detached double garage - The Barn Bunstead Lane Hursley Winchester Hampshire SO21 2LQ - Application Permitted – 14/04/2003

### Proposal

- As per Proposal Description
- Detached flat roof double garage 6.7m to east (view from Bunstead Lane), 5.8m to south, 6.5m to north (adj to boundary with Parsonage Barn) 7.6m (to west) – the garage is rectangular in shape
- The approved garage was proposed to be accessed from the south side (between the front elevation of the dwelling and garage)
- The garage as built has its main entrance to the east, visible in views from Bunstead Lane
- It is wider than approved, and higher

## Consultations

### Conservation:

- No objection – subject to painting the garage door to match the colour of the painted timber

### Enforcement:

- Advise that application requested following an enforcement investigation

### Engineers:Highways:

- No highway objection

## Representations:

Hursley Parish Council - object

- Garage built is much larger than approved and revised orientation exposes the large door to view from the road to the detriment of the setting of the listed building and the amenities of the area generally
- The approved plans show the garage to be lower than the boundary wall which it adjoins and closer to it, the increased as built height, coupled with the exposed blockwork to the north elevation and the totally inappropriately coloured roofing material are particularly detrimental to the amenities of the adjoining property as well as to the area generally
- Retrospective approval would make a mockery of the development control system

Letters of representations have been received from 2 Neighbours

- 2 letters of objection have been received from the occupiers of Parsonage Farm
- 2 letters of objection have been received from the occupiers of Parsonage Barn
- Garage doors face the road and display contents to passers by
- Garage door is longer, wider higher and differently positioned
- Material of garage roof – asphalt roof inappropriate out of keeping with barn conversion
- Exposed blockwork on north elevation inappropriate out of keeping with barn conversion
- Concern about harm to rural environment
- Garage as constructed is excessive in size and out of proportion with the listed building and other local buildings
- Garage height 1m above boundary is an unsightly intrusion 10m from our main lounge, day room and kitchen
- Enforcement action should have been taken

## Relevant Planning Policy:

### Hampshire County Structure Plan Review:

- UB3, E16, T4

### Winchester District Local Plan

- EN.5, HG.23, T.9

### Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, HE.16, T2, T.3, T.4

### Supplementary Planning Guidance:

- None

### National Planning Policy Guidance/Statements:

- PPS1 Delivering Sustainable Development
- PPS 7 Sustainable Development in Rural Areas

## Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/street scene
- Highways
- Comments on representations
- Historic heritage/ listed building

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Principle of development

- The conversion of the barn to residential was granted in April 2003, as a revision to an earlier approval to convert the barn
- The approach by the architect was a modern design, with a flat roof entry vestibule and a flat roof garage
- The barn is a grade II listed building, and a sensitive conversion has been undertaken, it having been inspected on a number of occasions by the Conservation Officer
- The garage as built does not accord with the approved plans, this application seeks to regularise the situation
- The principle of a garage within the residential cartilage of the converted barn is acceptable, therefore the issue is whether the amended orientation or increased size affects the setting of the listed building, the character of the area, or neighbouring properties

Impact on character of area/street scene

- The side elevation of the approved garage was visible in views from Bunstead Lane
- The as built garage now has garage doors visible to Bunstead Lane, the garage door is a high quality door, however it has not been painted the same colour as the timber cladding to the garage, therefore it does stand out
- It would be possible to paint the garage door the same colour as the timber cladding, which would mitigate any visual impact from Bunstead Lane
- The garage is wider in views from Bunstead Lane, however it is not considered that the increase in width (or height) affects the character of the area or the street scene
- The use of green asphalt to the roof is regrettable however the Conservation Officer considers that the visual impact of the roofing material can be mitigated by the provision of an edge detail which will effectively hide views of the asphalt
- The exposed blockwork on the north elevation of the garage is proposed to be clad with timber cladding to match the remainder of the garage

Highways

- The highway engineer is satisfied with the proposal commenting that it is unlikely that the proposal will cause demonstrable harm to users of the adjoining highway

Comments on representations

- The Parish Council and occupiers of the neighbouring properties Parsonage Barn to the north of the site, and Parsonage Farm to the north west have objected to the proposal with respect to the increased size both in footprint and height, re-orientation and use of materials
- Officers have assessed the proposal as built on site, and whilst acknowledging the concerns of neighbours, in assessing the proposal have to demonstrate planning harm to the setting of the listed building, and affect to the amenities of neighbours
- The increase in size, both footprint and height, and the re-orientation of the garage does not adversely affect the setting of the listed building
- The side of the garage is visible above the existing boundary treatment between the application site and the neighbours rear garden of Parsonage Barn, it is not considered that the increase in height affects the amenities of the occupiers of the dwelling
- They can see the side of the garage above the wall, and it is currently exposed blockwork, as detailed above, Officers suggest a condition to require the timber cladding to be completed on this boundary

Historic heritage/listed building

- The Conservation Officer has visited the site, and is satisfied with the works to convert the listed barn
- Raises no objection to the amendment in size or re-orientation to the garage subject to the painting of the garage door to match the timber cladding, and the provision of edging to hide the green asphalt to the roof.

**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

01 Within 3 months of the date of this retrospective planning permission the garage door shall be stained green to match the existing timber cladding on the garage hereby approved.

01 Reason: In the interest of the visual amenity of the area and to protect the character and appearance of the adjoining listed building.

02 Within 3 months of the date of this retrospective planning permission timber cladding to match the remainder of the garage shall be completed on the north elevation of the garage hereby approved. The cladding shall be stained green to match the existing cladding.

02 Reason: In the interest of the visual amenity of the area and neighbouring property.

03 Within 3 months of the date of this planning permission edge detail to the roof of the garage shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be undertaken within 3 months of the date of such approval.

03 Reason: In the interest of the visual amenity of the area and to protect the character and appearance of the adjoining listed building.

**Informatives**

01. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, E16, T4  
Winchester District Local Plan Proposals: EN.5, HG.23, T.9  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, HE.16, T2, T.3, T.4