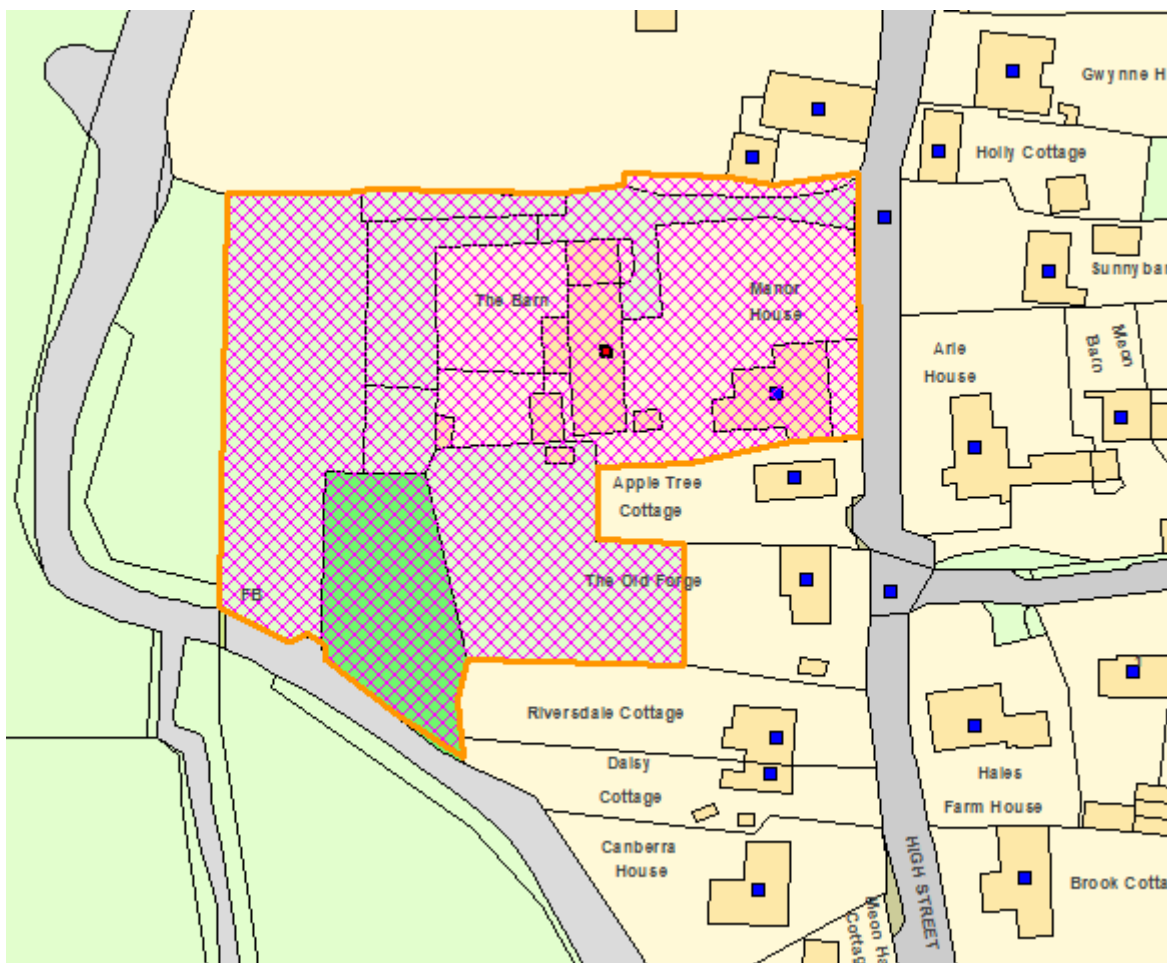


Case No: SDNP/18/03228/HOUS
Proposal Description: Careful removal and rebuilding of existing piggery walls to convert to one-bedroom holiday let
Address: Manor House Barn, High Street, Meonstoke, Southampton, Hampshire, SO32 3NH
Parish, or Ward if within Winchester City: Corhampton & Meonstoke
Applicants Name: Mr & Mrs Hugh and Natalie Lumby
Case Officer: Mrs Sarah Tose
Date Valid: 29 June 2018
Recommendation: Application Approved



General Comments

This application is reported to the Planning Committee as the applicant is a Councillor for Upper Meon Valley ward at Winchester City Council.

1 Site Description

The Piggery is located to the rear (west) of the Manor House, which is a substantial house in the centre of the village of Meonstoke. All that remains of the Piggery are the walls. Also in the rear (west) part of the curtilage of Manor House is a large former grain barn. This structure occupies most of the width of the rear garden of the Manor House.

The house and the former grain barn are separately listed as Grade II. The barn has been converted into residential use as part of previous planning permissions. The northern end of the barn (approximately one third) has been converted into a separately owned dwelling.

The remaining courtyard walls and former farm structures are considered to be of particular significance. They provide tangible evidence of the layout of the former farmstead. They provide a reminder of the historic functions of the listed house and barn, and thereby add meaning to their setting. As they are within the curtilage of the listed buildings, they are also deemed to be curtilage listed structures.

Further to the west is agricultural land that leads to the River Meon. Other residential properties are located to the north, east and south of Manor House.

The site lies within the countryside, the Conservation Area and the South Downs National Park. Vehicular access leads round to the rear of the house.

2 Proposal

The proposal involves the careful removal of the dilapidated south gable and east piggery walls, and re-building 'like for like' to convert into a short-term holiday let.

The building would contain an open plan dining, sitting and kitchen area with one bedroom and bathroom located to the south. Conservation roof lights would be located on the west elevation above the bedroom and the sitting/dining area. The doors would be painted softwood timber with glazing, with painted softwood timber shutter doors to cover all of the openings to create privacy. Materials would comprise brick and flint walls with a natural slate roof.

Planning permission was given for the restoration and conversion of the former piggery into a one bedroom holiday let under application SDNP/16/02651/FUL. However it was found that the ruined walls of the piggery need to be demolished and then re-built. New planning and listed building applications have therefore been submitted for the piggery conversion and re-build.

3 Relevant Planning History

11/01218/SFUL - Conversion of barn to provide ancillary domestic accommodation, restoration of sheds and former piggery, construction of greenhouse, swimming pool and tennis court (AFFECTS THE SETTING OF A LISTED BUILDING). PER 12th December 2011.

11/01219/SLIS - Conversion of barn to provide ancillary domestic accommodation, restoration of sheds and former piggery, construction of greenhouse, swimming pool and tennis court. PER 12th December 2011.

11/02772/SLIS - Alterations to existing permitted permission 10/02643/LIS; Insertion of roof light and alterations to existing door and window arrangement and internal support to roof on single storey south projection (RETROSPECTIVE). PER 9th January 2012.

SDNP/16/00752/HOUS- convert the existing garage into bedroom and ensuite bathroom and construct a small shed in the garden. APP 25 May 2016.

SDNP/16/00753/LIS - convert the existing garage into bedroom and ensuite bathroom and construct a small shed in the garden. APP 25th May 2016.

SDNP/16/02651/FUL - Conversion of barn to short-term two bedroom holiday let and garage and boiler room for owner. Restoration and conversion of former piggery to one bedroom holiday let. APP 15th December 2016.

SDNP/16/02652/LIS - Conversion of barn to short-term two bedroom holiday let and garage and boiler room for owner. Restoration and conversion of former piggery to one bedroom holiday let. APP 15th December 2016.

SDNP/17/03025/DCOND - Discharge of condition 6 of planning consent SDNP/16/02652/LIS. APP 29th June 2017.

SDNP/17/03546/DCOND - Discharge of condition 9 of Listed Building Consent SDNP/16/02652/LIS. APP 4th October 2018.

SDNP/17/04774/DCOND - Discharge of conditions 7 and 8 of listed building consent SDNP/16/02652/LIS. APP 4th October 2018.

SDNP/18/05406/DCOND - Discharge of condition 4 of Planning Permission SDNP/16/02651/FUL. APP 6th November 2018.

4 Consultations

Parish Council Consultee

No comments received.

WCC Historic Environment Team

The principle was discussed prior to the application being submitted and the principle is acceptable, however, there will need to be some amendments made to the design. Rather than standard conservation style roof lights at regular intervals along the roof which look too “domestic” in nature, I would suggest that more industrial style “wrap over” roof lights are used on the ridge line as these are more in keeping with the character of the building.

WC - Winchester Highways

This application does not appear to include any significant highway implications, therefore I raise no objections.

WC - Drainage Engineer

No drainage information has been provided; therefore I will have to condition the application. As a likely solution I would propose surface water will have to go to a soak away to building regs, and the foul is probably going to an existing on site system, if so, then I will need to see confirmation that it can accept the additional loading.

WC – Landscape

I have reviewed the submitted information and there are no landscape issues of any significance so I raise no objection.

5 Representations

No neighbour representations have been received.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Winchester District Local Plan Review (2006) and the following additional plan(s):**

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)
- South Downs National Park Local Plan - Submission 2018

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 **Planning Policy**

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment
- NPPF16 - Conserving and enhancing the historic environment

Paragraph 2 states that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Winchester District Local Plan Review (2006)** are relevant to this application:

- DP3 - General Design Criteria
- HE1 – Archaeology
- HE5 – Conservation Areas
- HE14 - Alterations to Historic Buildings
- HE17 - Re-Use and Conversion of Rural Buildings
- RT18 - Permanent Short-Stay Tourist Accommodation in Countryside

The following policies of the **Winchester District Local Plan Part 1 Joint Core Strategy (2013)** are relevant to this application:

- MTRA4 - Development in the countryside
- CP13 - High Quality Design
- CP16 - Biodiversity
- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Strategic Policy SD5 - Design

- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD23 - Sustainable Tourism

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 3
- General Policy 9
- Visitor and Tourism Policy 43

The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26 September to 21 November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the **saved policies within the Winchester District Local Plan Review (2006)**, the policies within the **Submission South Downs Local Plan (2018)** are currently afforded **considerable** weight, depending on the level of objection received on individual policies.

8 Planning Assessment

Principle of development

LPP1 policy MTRA 4 allows for the development of small scale low key tourist accommodation that is appropriate to the site, location and the setting. It is considered that the proposal accords with the requirements of this policy so the principle of development is therefore acceptable.

A condition has been applied to restrict the use of the building to holiday accommodation to prevent a permanent residential use being established.

Impact on the listed building and Conservation Area

The principal heritage issues are the effects of the proposals on the special interest and settings of listed buildings, and the character and appearance of the Meonstoke Conservation Area.

Planning permission and listed building consent have previously been granted for the proposed piggery restoration and conversion.

The Council's Historic Environment Officer has requested that photographs of the building be taken before it is demolished using this as a guide for the re-building of the Piggery walls. The photographic survey of the piggery was carried out on the 12th June 2018 by Alfred Hawkins Pre-Construct Archaeology Historic Buildings Team.

The survey found that the walls of the piggery are constructed in coursed flint with red brick dressings to the corners and openings. Along the west side of the building are three narrow entrances with two door openings at the north end and at the southeast corner. There is evidence that the original roof was pitched as the south gable end survives as part of the flint boundary wall. There were no surviving internal features or fittings in the piggery.

The piggery has lost its roof and upper part of the walls and the timber doors. The walls of the piggery would be re-built 'like for like' and the building would be restored.

The submitted plans differ slightly to the approved plans as the layout has changed and the sitting room/dining room is now located to the rear and the bedroom/bathroom is on the other side. The three full length windows on the north elevation remain the same and the door on the east elevation has been replaced with a frosted window. This frosted window serves the bathroom. The four conservation roof lights are retained which serve the bedroom and living/dining area.

The Council's Historic Environment Officer has raised concern about the conservation style roof lights that are proposed at regular intervals along the roof slope which are considered to look too domestic in nature. They suggest that more industrial style 'wrap over' roof lights are used on the ridge line which are more in keeping with the character of the building. The applicant has explored the provision of ridge roof lights and has shown this on a plan; however the set positioned above the bedroom/bathroom would clash with the wall below, and would therefore not work. It is also noted that the roof lights are the same as those approved in the 2006 planning permission. The conservation style roof lights proposed are not considered to have such an adverse impact on the character of the building to warrant the refusal of planning permission in this case.

The proposed design and materials are considered appropriate and would be the same as the previous approvals. The Council's Historic Environment Officer has requested that details of materials and windows/doors are

submitted for prior approval so conditions have been applied to the listed building consent to secure this.

The development is therefore not considered to cause any harm to the setting of the adjacent listed buildings or to the character and appearance of the Conservation Area.

Impact on the landscape character of the South Downs National Park

The proposal seeks to re-build an existing rural building which would enhance the appearance of the area. Natural materials are proposed which are considered acceptable and a condition has been applied (to the listed building consent only to avoid duplication) to ensure that details are submitted for prior approval. The development is therefore not considered to result in any harm to the landscape character or natural beauty of the South Downs National Park.

Impact on biodiversity

Ecological surveys were undertaken as part of the previous application which related to the barn and the piggery. The Council's Ecologist raised no objection to the proposals subject to a condition to ensure that the recommendations outlined in the surveys are strictly adhered to. The existing Piggery remains would not provide any secure roost space for bats as it has no roof so additional surveys were not deemed necessary. Biodiversity enhancements will be carried out as part of the previous extant permission.

Highways

There will be no alterations to the existing access and adequate parking is available within the site. As such the development would have no adverse impact on highway safety.

Impact on local residential amenity

The proposed reconstruction of the building to be used as a holiday let is not considered to give rise to any adverse impacts to the amenities of neighbouring properties in terms of loss of light, privacy or disturbance.

9 Conclusion

The application is considered to be in accordance with local plan policies and is recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development can begin.

Reason: To ensure satisfactory provision of foul and surface water drainage.

4. The additional accommodation hereby permitted shall not be occupied at any time other than as holiday accommodation or for purposes ancillary to the residential use of the existing dwelling Manor House. The holiday accommodation shall be limited to any one occupier occupying any unit for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks. A register of the names of the occupiers of the unit and their arrival and departure dates shall be kept by the developer and shall be produced to the Local Planning Authority upon reasonable notice.

Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted.

5. The building hereby permitted shall not be occupied until details of measures to reduce light spillage from the proposed roof lights (such as low transmittance glass or automatic black out blinds) have been submitted to and approved in writing by the Local Planning Authority. The measures shall be installed and operated in accordance with the approved details and retained thereafter at all times.

Reason: To minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve.

11. Crime and Disorder Implications

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The application was acceptable as submitted so no further assistance was required.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - LOCATION PLAN	1873/04		15.06.2018	Approved
Plans - EXISTING SURVEY PLAN	AP140		15.06.2018	Approved
Plans - BLOCK PLAN	J17029W		15.06.2018	Approved
Plans - PROPOSED PLANS & ELEVATIONS	AP150		15.06.2018	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.