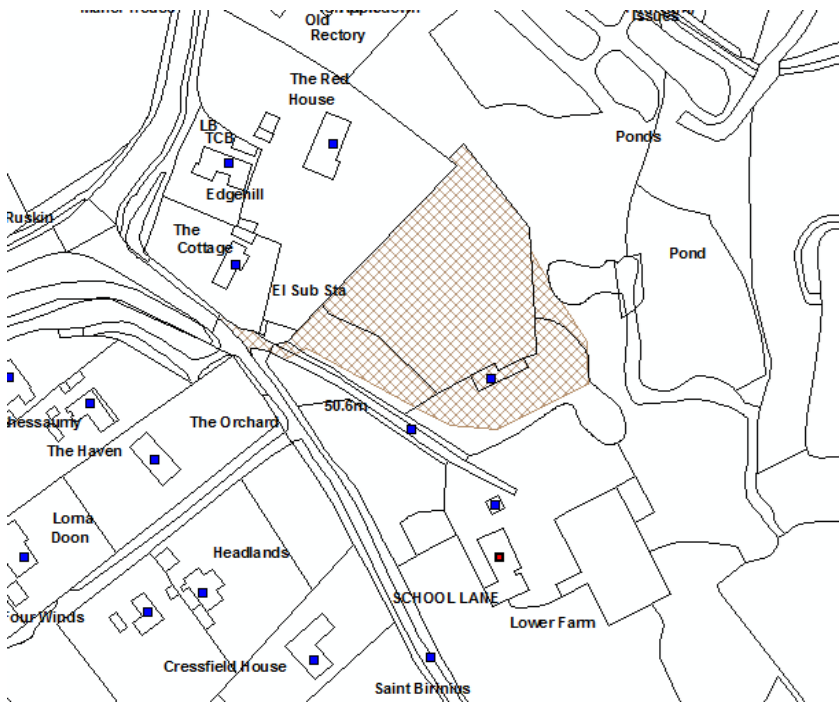


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 18/02679/FUL
Proposal Description: Conversion to a dwelling
Address: Lower Farm School Lane Headbourne Worthy Winchester Hampshire
Parish, or Ward if within Winchester City: Headbourne Worthy
Applicants Name: Mr & Mrs Huntley
Case Officer: Rose Lister
Date Valid: 21 November 2018
Recommendation: Refuse



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General Comments

Headbourne Worthy Parish Council have requested for application to be determined by Planning Committee, see Appendix 1.

Site Description

The application site is located off School Lane. There is an existing access that serves the main farm house that is located down an unmade track. School Lane is a narrow road with mature trees and hedges to either side. There are a small number of dwellings along the Lane though the majority of the entrances are served by Wellhouse Lane to the north. These dwellings are typically large, set in large grounds. There is a mix of architectural styles in the area.

The main farm house is a Grade II listed building with a Grade II listed granary located on the site of Lower Farm. The application site relates to a 1970s outbuilding constructed from reclaimed stone, wood and slate, and the adjoining paddock to the north of the main farm house. The site is bounded by a post and rail fence on two sides, a deciduous hedge to the north and the southern boundary of the site is mostly open with a smattering of mature trees to the south west corner along the existing access track to the main farm house. There is a wooded area to the east of the site along a stream that serves a number of ponds adjacent to the site.

There is a level change on site with the gradient rolling from west to east.

Proposal

The proposal is for the conversion of an existing barn/outbuilding into 1no. one bed dwelling.

Relevant Planning History

15/02482/PNACOU - Change of use from agricultural barn to dwelling house (C3) – refused 07.01.2016

17/01577/PNACOU - Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling house (Class C3) – refused 01.08.2017

Consultations

WCC Engineers: Drainage:

The Drainage Engineer raised no objection subject to conditions relating to the details of disposal of foul and surface water.

WCC Engineers: Highways:

The Highways Officer raised no objection.

Head of Historic Environment:

The Conservation Officer confirmed that the outbuilding was not a non-designated heritage asset due to its age. The site is adjacent to two listed buildings however it is considered that the conversion of the out building would make a positive contribution to the setting of the listed buildings. No objections were raised.

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Head of Landscape:

The application site is situated in the countryside with a new access track to connect with the existing entrance onto School Lane. A minimal amount of hard surfacing is proposed with a dirt track access proposed and gravel over the proposed parking area. The proposed species are considered acceptable. No objection subject to conditions requiring the landscape plan is complied with.

Head of Landscape - Ecology:

There are trees, hedges and grass land on the site and trees and ponds adjacent to the site that could potentially be home to birds and bats. The River Itchen Special Area of Conservation lies to the south east. The Ecologist raised no objection subject to conditions requiring the measures set out in the Ecological Assessment.

Head of Landscape - Tree Officer:

The proposal would excavate approximately 1.1 metres down of the northern end of the outbuilding to create a W/C. There is a notable chestnut approximately 2.5 metres to the north of the outbuilding. The submitted Arboricultural Impact Assessment has not taken the excavation and the impact on the chestnut in to consideration. An objection is raised regarding the impact on the mature chestnut to the north of the outbuilding.

Representations:

Headbourne Worthy Parish Council

- The Parish are in support of the proposal

6 letters received from 8 addresses objecting to the application for the following reasons:

- Impact on the Listed Buildings
- Ecology
- Against policy
- Character of the area
- Highways

Reasons aside not material to planning and therefore not addressed in this report

- Breaking up of the historic farm
- Applicant lives close by
- Proposal is unnecessary
- Outbuilding used for stabling horses
- Family tensions
- Security of Main Farm House occupants
- Future intentions of the applicant
- Set a precedent

5 letters of support received.

- Design
- Sympathetic to the Historic Buildings
- Sympathetic landscaping proposed
- Need for more housing in the area

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Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA3 – Other Settlements in the Market Towns and Rural Area

MTRA4 – Development in the Countryside

CP2 – Housing Provision and Mix

CP13 – High Quality Design

CP16 – Biodiversity

CP20 – Heritage and Landscape Character

Winchester Local Plan Part 2: Development Management and Site Allocations

DM2 – Dwelling Sizes

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM23 – Rural Character

DM32 – Undesignated Rural and Industrial Heritage Assets

National Planning Policy Guidance/Statements:

National Planning Policy Framework 2018

Supplementary Planning Guidance

High Quality Places SPD

Planning Considerations

Principle of development

The development is situated outside any settlement boundary and is therefore considered to be within the countryside, where there is a presumption against new dwellings.

Policy MTRA3 allows for limited development along a continuous frontage stating:

'Settlements, which have no clearly defined settlement boundary, development and redevelopment that consists of infilling of a small site within a continuously developed road frontage may be supported, where this would be a form compatible with the character of the village and not involve the loss of important gaps between development areas...'

Headbourne Worthy is considered to be a settlement without a clearly defined boundary and therefore the site can be considered under policy MTRA3. The application site is located away from the road down an unmade track that leads to the main dwelling on the site. It is noted that a new track similar to the existing is proposed however it is considered that this would not result in a continuous road frontage development. It is therefore considered that the proposal does not satisfy the criteria of MTRA3

Policy MTRA4 also addresses development in the countryside stating that new dwellings would only be considered acceptable if there is a justifiable need relating to forestry or agriculture. No evidence has been submitted in support of this.

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Policy DM32 addresses non-designated Heritage assets in the countryside with the supporting text considers that conversion to dwellings will be considered as a last resort should other uses be discounted as unviable. The outbuilding in question is not considered to be a non-designated heritage asset therefore this policy has not been triggered.

Therefore it is considered that the principle of converting the existing building to a new dwelling in this location is unacceptable and contrary to the adopted policies of the Local Plan.

Historic Environment

The application site is considered to be within the setting of two listed buildings, Lower Farm House and the Granary at lower farm. The applicant has indicated that they considered the existing barn to be a non designated heritage asset under policy DM32. The Council's Historic Environment Officer does not consider that the existing barn, which was constructed in the 1970s, has historic or architectural value. Therefore, it is considered that in this case policy DM32 has not been triggered and the principle of residential conversion has not been established.

Impact on character of area and neighbouring property

The proposal would see the conversion of the existing outbuilding within the grounds of Lower Farm to create a new dwelling. No additional floor area is proposed but it is proposed that the western end of the barn would be excavated to approximately 1.1 metres below the existing ground level to allow head room for the proposed bathroom. The new dwelling would comprise approximately 87sqm, which is compliant with DM2. The proposed dwelling would comprise one bed room, one bathroom, and an open plan living, dining and kitchen area. No extra openings are proposed, the existing openings would be enclosed with glass. The wooden doors to the northern elevation would be replaced on a sliding rail with glass doors replacing the existing. The open portal area of the lower barn would be enclosed with timber posts and glass doors. It is considered that the materials and design would present an acceptable modern contrast to the historic buildings adjacent to the site.

Landscape/Trees

The proposal would subdivide an old farm estate and convert an existing barn. The proposal would not result in any additional footprint. The proposed access track would be hard packed gravel with a turf central strip similar to the existing that serves the existing farm house. It is not considered that the proposal would result in a harmful impact on the countryside. The landscaping plan proposes additional planting to the southern boundary of evergreen native plants that would be in keeping with the area. The Landscape Architect raised no objection.

The landscape plan shows the removal of a number of smaller trees by the access, track and parking area. The loss of these smaller trees is considered to be acceptable. There is a significant Chestnut to the west of the outbuilding noted as T3 Horse Chestnut in the Arboricultural Impact Assessment (AIA). The proposed excavation of the western end of the outbuilding would damage the root protection area of this tree to

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a degree that irreparable harm would be made to the tree. The level changes have not been considered in the AIA. Therefore the Trees Officer has raised an objection to the proposal. However, it is considered that this tree does not have a TPO served on it and is not readily visible in the street scene. While the loss of the tree would be lamentable it is not considered to have a high amenity value in the street scene for its loss to warrant a refusal reason.

Highways/Parking

The proposal would share the existing entrance before creating a new access track with ample parking for the dwelling. The proposed access track would be in keeping with the area and the countryside setting. It is therefore considered that the proposed access and parking would be acceptable. The proposal would create a single, one bed dwelling accessed from School Lane. Concerns have been raised regarding the additional traffic on the single track road. It is not considered that the additional dwelling would incur significant additional vehicle movements to the area. The highways engineer raised no objection to the application.

Ecology

The application site is located adjacent to mature woodland, a maintained meadow, streams and a SINC. An ecological assessment has been submitted with mitigation measures recommended. Should the proposal have been acceptable in principal a condition for compliance with the mitigation measures within the document 'North Barn, Lower Farm, School Lane, Winchester, SO23 7JX: Ecological Assessment' by Peach ecology and Environmental Services with Informatives regarding the handling of bats would be recommended. The Council's Ecologist raised no objection.

Drainage

The application site lies above a stream with ponds nearby. Due to the sloping nature of the site it is considered to be Flood Zone 1 and therefore at low risk. A soak away and package treatment plant are proposed. The Drainage Engineer raised no objection subject to a condition requiring details of the disposal for foul and surface water.

Conclusion

The proposal does not accord with the Development Plan policies MTRA3 or MTRA4 in that it proposes a new dwelling in the countryside with no justification.

Recommendation REFUSE

Reason:

1. The proposal is contrary to policy MTRA3 and MTRA4 of the Local Plan Part 2 in that it would result in a new dwelling in the countryside for which there is no justification.

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Appendix 1

RE: 18/02679/FUL - Lower Farm

Headbourne Worthy <clerk@headbourneworthy.org.uk>

i Follow up. Completed on 08 January 2019.
You replied to this message on 08/01/2019 14:57.

Sent: Tue 08/01/2019 13:59

To: Rose Lister

Dear Rose

Please see below

- Converting the building for residential purposes will optimize the use of an outhouse.
- This in turn will provide a small domestic residence in an area where there is short supply of such houses. Additionally it could release another small dwelling onto the housing market.
-
- Since the current building is considered agricultural, conversion is permitted under Class Q development rights. This alone suggests that the application should be approved.
- If the existing building is not considered to be agricultural, the site should be treated as 'previously developed land' and approval of the application should be granted.
- The high level of local support - please see nine attached letters in Appendix E of the Planning Statement (Revision) of the application - underline the widespread support of the local community.
- Mr Robert Chisnell and his daughter and son-in-law, Mr and Mrs Huntley, are much valued members of the Headbourne Worthy village community and contribute greatly to its physical well-being, most recently through their hard work on a footpath and recreation space in the centre of the village.

The Parish Council most strongly recommend that the planning application should be called to Committee.

With best wishes

Jill

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