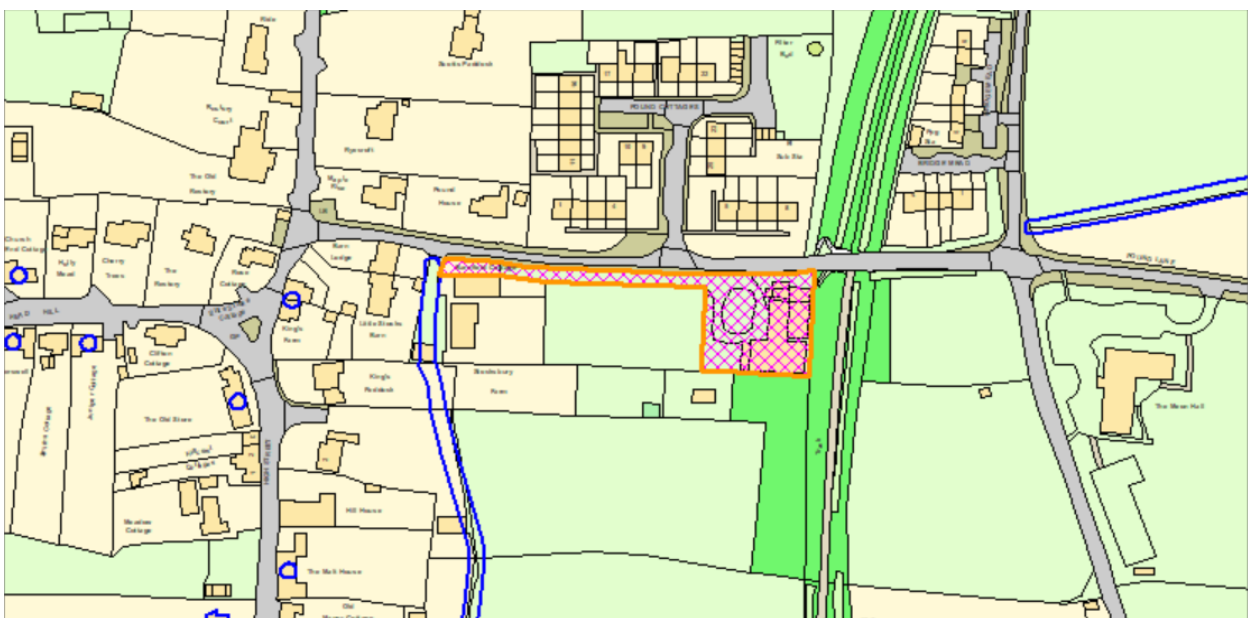


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**Case No:** SDNP/24/02511/FUL  
**Proposal Description:** (AMENDED DESCRIPTION) Change of use of land from agriculture to provide 3 no: shepherd's huts for tourism use (class C3); the self-build conversion of a redundant barn to provide accommodation in the form of a single storey two bedroomed facility to enable the running of a business  
**Address:** Stocksbury Farm, Pound Lane, Meonstoke, Hampshire, SO32 3NP  
**Parish, or Ward if within Winchester City:** Upper Meon Valley  
**Applicants Name:** Mr Spreadbury  
**Case Officer:** Lisa Booth  
**Date Valid:** 24.06.2024  
**Recommendation:** Application Refused  
**Pre Application Advice** No

**Link to Planning Documents**

[SDNP/24/02511/FUL | \(AMENDED DESCRIPTION\) Change of use of land from agriculture to provide 3 no: shepherd's huts for tourism use \(class C3\); the self-build conversion of a redundant barn to provide accommodation in the form of a single storey two bedroomed facility to enable the running of a business | Stocksbury Farm Pound Lane Meonstoke Hampshire SO32 3NP](#)



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### **Reasons for Recommendation**

The development is recommended for refusal as it is considered that the principle of the conversion of a barn to a two bedroom dwelling is contrary to policy SD25 of the South Downs Local Plan 2014-2033.

### **General Comments**

The application is reported to Committee due to the number of letters of Support received contrary to the Officer's recommendation.

### **Amendments to Plans Negotiated**

Red line altered on location and site plan to use existing access off Pound Lane, as opposed to alongside Stocksbury Farm House. This was agreed as appropriate after confirmation and photographic evidence that the access was already existing and that the access way had just overgrown.

### **Site Description**

The site is located off Pound Lane in Meonstoke and is a small, flat plot of 0.2 hectares. Originally part of Stocksbury Farm the site has been split up and this area is now in the ownership of the applicant. The buildings the subject of this application are a run of metal barns, mostly open fronted with steel and wooden trusses and corrugated metal walls and roof with some blockwork. They were previously used for agricultural storage in connection with the farm. The floor is dirt construction. Random pieces of equipment and materials are stored in the barn.

There is a dense hedge along the boundary with Pound Lane and the Meon Valley Trail and PRow 503 (Corhampton & Meonstoke) and Site for Interest of Nature Conservation (SINC) is located immediately east of the site.

Vehicular access is through an existing point along Pound Lane. PRow Corhampton and Meonstoke 13 runs along the shared driveway for Stocksbury Farm House and Barnsfield Cottage to the west.

The immediate area is a mix of dwelling types with more modern bungalows and dwellings at Pound Cottages, to historic listed buildings within the main hub of the village.

### **Proposal**

The proposal is for the change of use of the land from agriculture to provide 3 no: shepherd's huts for tourism use (class C3) and the self-build conversion of a redundant barn to provide accommodation in the form of a single storey two bedroomed facility to enable the running of a business. Part of the site is grassed and will be the site of the

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shepherd's huts, with parking towards the Pound Lane access. Cycle storage will be provided next to each shepherd's hut.

**Relevant Planning History**

SDNP/23/00187/FUL - (AMENDED DESCRIPTION) Conversion of redundant barn to a two bedroomed holiday accommodation - STATUS: PCO

Planning History Relating to Stocksbury Farm House

03/01553/FUL - Single detached garage. PER 29th July 2003.

01/02739/FUL - (AMENDED DESCRIPTION) Detached three bedroom dwelling (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY). PER 29th April 2002.

81/01420/OLD - Erection of bungalow . PER 19th November 1981.

82/00825/OLD - Erection of bungalow . PER 17th November 1982.

**Consultations**

Service Lead – Sustainability and Natural Environment (Ecology) –

- No objection subject to conditions – lighting and biodiversity enhancements
- Negligible bat roost potential

Service Lead – Engineering (Drainage) -

- No objection, subject to standard pre-commencement drainage condition for foul and surface water is required to ensure the provision of an adequate and sustainable drainage system.

Service Lead – Sustainability and Natural Environment (Landscape) –

- No objection to conversion to residential – concerns about loss of part of hedge along Pound Lane, but evidence was provided that it was existing.

Service Lead – Sustainability and Natural Environment (Trees) –

- No objection – subject to AIA being conditioned

**Representations:**

Councillors - None received.

Meonstoke Parish Council – None received.

1 Objecting Representation received from different addresses citing the following material planning reasons:

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- *Pound Lane is a single vehicle road with no pavement*
- *Used by pedestrians, horses and vehicles.*
- *Highway safety issues with increased traffic*

**8** Supporting Representations received from different addresses citing the following material planning reasons:

- *Benefit natural environment*
- *Modest development*
- *Community benefits*
- *Proposal sensitive to site*
- *Enhance village and area*
- *Promotes enjoyment of scenery and nature and National Park*
- *Shepherds huts historically been used for sheep farmers in the area*
- *Biodiversity benefits*
- *Tidies up the site*
- *Will allow a respected family to live in the village they were born*
- *Uses existing access from Pound Lane/avoids crossing PRow*
- *Village needs tourist accommodation*

## **Relevant Government Planning Policy and Guidance**

### 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), updated December 2023. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 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.

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 **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design

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- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Strategic Policy SD19 - Transport and Accessibility
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD23 – Sustainable Tourism
- Strategic Policy SD25 - Development Strategy
- Development Management Policy SD41 – Farm and Forestry Diversification

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- Partnership Management Plan Policy 1
- Partnership Management Plan Policy 3
- Partnership Management Plan Policy 43

Supplementary Planning Document

Biodiversity Net Gain TAN March 2024

Parking SPD April 2021

Ecosystems Services TAN

Dark Skies TAN May 2021

Sustainable Construction SPD August 2020

Design Guide SPD August 2022

**Planning Considerations**

**Principle of development**

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Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF, 2021) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

In regard to the tourist accommodation provision part of the application policy SD23 of the Local Plan allows for sustainable tourism where it is in accordance with the relevant criteria. Criterion g) sets out three criteria which proposals outside settlement policy boundaries should be in accordance with. The following two criteria are applicable.

i) It is considered that the existing site makes a positive contribution to the landscape, natural beauty, wildlife and cultural heritage of the National Park.

- The site is well screened and the proposed shepherd's huts will have minimal impact on the landscape or character of the area.

ii) The site is closely associated with other attractions/established tourism uses, including the public rights of way network

- There are a number of public rights of way close to the site, linking to the wider National Park, including the Meon Valley Trail immediately to the east of the site. This trail links up to well established long distance trails including the Wayfarers' Walk and the South Downs Way National Trail. Direct access to the Meon Valley Trail reduces the reliance on a private car/sustainable onward travel.

The second part of the proposal is for the conversion of a former agricultural outbuilding to a two bedroom dwelling, sited in a countryside location, outside of any settlement policy boundary as defined by the South Downs Local Plan.

Policy SD23 would not support the provision of a standalone family home to service the tourist element of the proposal and it can therefore only be considered as a market dwelling within the countryside. This would be subject to Policy SD25 of the South Downs Local Plan which states that development will only be permitted outside of settlement boundaries in exceptional circumstances.

The criteria of this policy sets out that development should comply with one of the following:

- (a) allocated for development (or safeguarded for the use proposed as part of the Development Plan), or
- (b) there be an essential need for a countryside location, or
- (c) in the case of community infrastructure be a proven need for the development that demonstrably cannot be met elsewhere or
- (d) it is an appropriate reuse of a previously developed site excepting residential gardens and conserves and enhances the special qualities of the National Park.



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The National Planning Policy Framework glossary defines '*previously developed land*' as being:

*'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This **excludes**: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction.....'*

It is therefore considered that the principle of a market dwelling on this site is contrary to policy SD25.

The South Downs Local Plan contains Policy SD41 which relates to the conversion of redundant rural buildings - specifically ones used for agriculture or forestry. Although there is no planning history for the outbuildings themselves, they have been connected to the former Stocksbury Farm and were presumably erected many years ago.

Policy SD41 g) has a cascade of the most appropriate viable use for conversion, with market dwelling being the very last consideration:

1. The conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries to an alternative use will be permitted where:
  - a) The location is sufficiently well related to existing infrastructure, amenities and services;
  - b) The existing vehicular access is suitable in landscape terms for the use proposed;
  - c) The original building is worthy of conversion with regard to its current character, scale and condition, without the need for substantial reconstruction, significant extensions or ancillary buildings;
  - d) Conversion will not result in the need for another agricultural or forestry building on the holding;
  - e) If the building proposed for conversion is not a traditional one, there are no redundant traditional buildings within the holding capable of being re-used in the first instance;
  - f) There is no adverse impact on the character of the building and its setting, in particular its agricultural/forestry character, and
  - g) The building is converted to the most appropriate viable use according to the following cascade:
    - i. Firstly, housing for essential agricultural or forestry workers, or succession housing for former agricultural or forestry workers
    - ii. Farm/forestry diversification for employment use
    - iii. Affordable housing
    - iv. Farm/forestry diversification for visitor accommodation or facilities
    - v. Open market housing

Paragraph 7.210 of the supporting text of policy SD41 goes on to say in regard to 'use':  
*'Residential conversion is more likely than other uses to require a high degree of change and intervention to the detriment of agricultural character, and there are often conflicts with the potential desire for a more domestic character by occupiers and the likelihood of*

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*outdoor paraphernalia, so conversion to open market housing is often likely to be inappropriate.'*

As the site is no longer used for farming purposes, g ii) farm/forestry diversification for employment use or g iv) farm/forestry diversification for visitor accommodation or facilities are applicable, as there is no farming business to support and therefore no justification to support such a proposal.

Due to the small scale of the tourist accommodation proposed, it is not considered that there is any overriding justification to support a dwelling/accommodation for servicing the shepherd's huts contrary to planning policy.

As well as tourist accommodation in the form of shepherd's huts, which *is* supported under policy SD23, the proposal must be considered as a whole. The proposed conversion of the redundant barn would result in a new market dwelling in the countryside, which planning policies seek to protect. There is no justification for the need or siting of such a dwelling, nor is it exceptional in any way. The proposed use of the building as a dwelling would not be considered to be 'an appropriate use' and therefore the principle of this part of the application cannot be supported and is not considered to be in with policies, SD23, SD25 and SD41.

**Assessment under 2017 EIA Regulations.**

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

**Impact on character and appearance of area**

*As stated within the Design and Access Statement,' the new barn conversion will be built within the existing barn. The existing barn has a steel frame, some block walls, some tin walls and the front is open plan.*

*Using the existing steel framework, the new timber framed dwelling conversion will be within the old barn itself.*

*The new conversion will be timber clad and have a tin roof. The existing open fronted cart shed elements will be formed into glazed opening and timber clad to ensure as much of the character of the existing barn is retained.'*

The area of land the subject of this application is located to the east of Stocksbury Farm house. There is an existing track that runs alongside Barnfield Cottage that leads to the site and also an existing access off Pound Lane, that is currently screened off by Heras fencing.

Part of the site is grassed and will be the site of the shepherd's huts, with parking towards



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the Pound Lane access. Cycle storage will be provided next to each shepherd's hut. They will be of traditional design and due to the dense boundary hedge, are not considered to impact on the character of the landscape or street scene.

There are a number of outbuildings to the eastern end of the site, including a stable building and pole barns. Part of one of the barns is proposed to be converted through use of a timber frame inside the existing building and utilising the existing steel frame. The outside will be timber clad, and a new tin roof applied, which will result in a similar appearance to the existing roof. Window openings will be inserted as necessary to serve the two bedrooms, ensuites and open plan kitchen/living/dining area. The only addition will be a small porch to the front of the building (north elevation). The existing overhang on the western elevation will remain. Although the porch glazing is somewhat extensive it is not considered to be objectionable. The large bifold doors on the western elevation will be mostly obscured by the overhang and are not considered to have a wider visual impact.

Although the *principle* of the conversion to an open market dwelling is not supported, the visual relationship with the wider landscape would only be minimally impacted by the conversion, with materials being sympathetic to the rural nature of the buildings and the buildings being well screened from the road and the adjacent PRoW, which sits at a much lower level on a disused railway line. Further hedgerow planting to separate the two uses will further enhance the site. On the environmental front there could be some erosion of the character of the countryside given inevitable paraphernalia associated with a separate household and more particularly the dwelling would not accord with the Local Plan's or the Planning Policy Framework's aim to achieve sustainable patterns of growth.

The proposed development would not negatively impact the natural beauty, wildlife and cultural heritage of the National Park. Therefore, the proposal complies with policies SD4, SD5 and SD23.

**Development affecting the South Downs National Park**

The application site is located within the South Downs National Park

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) updated December 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 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.

The site has been redundant for agricultural use for some time, originally being part of the agricultural farm of Stocksby Farm and the some of the buildings on the site that were in a poor state of repair have been removed. The remaining buildings have mainly been used for storage use by the applicant. The refurbishment and conversion of the most

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robust buildings will not create any further visual impact on the character of the National Park's landscape and the site will be tidied up. The proposed shepherds huts are set back into the site and will be mainly hidden by the existing dense boundary hedge. The site is considered to be well screened and biodiversity and landscape enhances will mitigate the provision of the buildings.

Taking account of the Park's purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and promote understanding of its special qualities, the development has a neutral impact and does not therefore adversely conflict with the statutory purposes of the SDNP designation.

Due to the setting and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

### **Historic Environment**

The Corhampton and Meonstoke Conservation area boundary lies 65m west from the site.

The development lies 120m from the nearest Grade II listed building along the High Street.

#### **Relevant Legislation**

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; SD12 and SD13 (South Downs Local Plan); NPPF (2024) Section 16.

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; SD15 (South Downs Local Plan); NPPF (2024) Section 16.

#### **Guidance**

Where dealing with listed buildings, decision makers are required to have due regard to the "desirability of preserving the Listed building or its setting or any features of special architectural or historic interest which it possesses" under Section 16/66 of the Planning (Listed Buildings and Conservation Areas Act 1990). Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm "considerable importance and weight".

Where dealing with conservation areas, decision makers are required to pay special attention to the "desirability of preserving or enhancing the character or appearance of that area" under Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990).

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 212

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of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy SD12 and SD13 of SDLP ensure that development preserves and enhances heritage assets and their settings.

Due regard has been given to these requirements, as set out in the assessment within this report.

It is not considered that there will be any impact on the Conservation Area or its setting as there are no changes to the site that would be seen in the wider context of the Conservation Area. In addition, there are no changes to the existing access arrangements and the development continues to be screened by vegetation and the intervening dwellings and buildings to the west of the site.

The proposal is considered to preserve the character and appearance of the conservation area (S.72 P(LBCA) Act 1990; Policy SD15 of the South Downs Local Plan and NPPF (2024) and the historic environment section of the Planning Practice Guidance.

The development lies 120m from the nearest Grade II listed building along the High Street located within the Corhampton and Meonstoke Conservation Area. The proposal will not alter the impact on the setting of the nearby listed buildings, which is separated by distance, vegetation and existing residential dwellings. There are no significant alterations which would alter this setting and the proposed buildings are appropriately positioned within the site with a fitting design and materials for its purpose and the area. It is therefore not considered to impact on the setting or historic fabric of the listed building.

It is considered that the proposals will preserve the significance of the listed building and its setting. The proposals would accord with the requirements of S66 of the P(LBCA) Act 1990, Section 16 para 212 of the NPPF (2024), Policy SD12 and SD13 of the South Downs Local Plan and the historic environment section of the Planning Practice Guidance.

### **Neighbouring amenity**

The NPPF requires developments to provide a good level of amenity for all new and existing occupants of land and buildings. Policy SD5 of the Local Plan seeks to ensure that development has regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.

The shepherd's huts will be positioned 36m from the rear gardens of Stocksbury Farm and Barnfield Cottage, with an intervening field containing goats in between. It is not considered that there will be any impact on the amenities of the neighbouring properties, due to distance and the small scale of the proposal, which will limit the amount of people able to stay on site at one time.

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The proposed dwelling will be set away from any neighbouring properties but will have a residential presence that is lacking at present. However, it is not considered that this will result in a detrimental impact on the amenities of the nearby properties. The windows to the bedrooms and ensuites are small high-level windows and there is a gap between the building and the land to the south, which is a field. There is also a thick tree belt along the southern boundary.

There are two accesses to the site at present. A track that runs alongside Barnfield Cottage will cease to be used, with the Pound Lane access to be utilised instead. This will remove any increased vehicles movements alongside the dwelling, thus decreasing any noise and disturbance.

Therefore, it is not considered that the degree of harm will unduly impact on amenity of the nearby dwellings, therefore the proposal complies with policy SD5.

### **Sustainable Transport**

The proposal will have limited impact on highway safety and traffic generation, due to the small scale of the tourism use and housing proposed.

Visibility splays can be wholly achieved at the existing access, within land under the control of the applicant, or that contained within the public highway.

Sufficient parking and bicycle storage can be provided within the site.

The existing access has historically been used for farm vehicles and on balance the tourism use will likely have similar vehicle movements but would be used by much smaller vehicles.

Therefore, the proposal complies with policies SD19 and SD22. On balance it is not considered that the use of the site for tourism and a market dwelling would result in any harm or general impact on highway safety in line with the policy.

### **Ecology and Biodiversity**

A Preliminary Bat Roost and Barn Owl Assessment (Phillips Ecology, May 2024) was submitted with the application. It was concluded that the existing barn has negligible potential for roosting bats after further photographs were submitted to the Ecology Officer. All trees and hedgerows will be retained as part of the proposed development and further enhancements are to be provided.

The conversion of the barn building will be undertaken by the applicant and therefore falls under the 'Self-build' exemption for Biodiversity Net Gain. However, there are a number of biodiversity enhancements proposed under Ecosystems Services Statement, including hedge and tree planting, bird and bat boxes, rainwater harvesting, enhancement of existing hedgerow, composting area and wildflower planting.

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Therefore, the proposal complies with policies SD2 and SD9 of SDLP.

**Trees**

An Arboricultural Impact Assessment and Protection Plan were submitted, and the Tree Officer raised no objection. None of the trees are to be affected or removed. Further tree planting is to take place.

**Nitrates**

The proposal is for Development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and /or is for overnight accommodation affecting Nitrates.

All applications for new dwellings and overnight accommodation are required to demonstrate that they are nitrate neutral, in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The proposed dwelling would generate additional nitrates that will need to be mitigated. The applicant has confirmed that they would accept the imposition of entering into a S106 Agreement to ensure that a monitoring and maintenance strategy to secure mitigation of nitrates is submitted for completion if the application had been recommended for approval.

**Sustainable Drainage**

Foul water from the 2 bedroom dwelling will be serviced by a new septic tank and foul water from the Shepherds huts will be transported by trailer in the cassette toilets on wheels and deposited into the septic tank.

Surface water will be collected through rainwater harvesting, existing soakaways and use of pond/cattle tanks.

Therefore, the proposal complies with policy SD50 of the SDLP.

**Equality**

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

**Planning Balance and Conclusion**

In conclusion, the proposal for a market dwelling is not considered to be acceptable and although the tourism use/change of use of the land is supported, the application has been considered as a whole and is recommended for refusal.

**Recommendation**

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Application Refused for the following reasons:

1. The application has been assessed and determined on the basis of the plans noted below.

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

2. The application site by reason of its unsustainable location outside any identified settlement boundary for the development of the conversion of an outbuilding to provide a market dwelling, does not comply with other relevant policies of the South Downs Local Plan, specifically Policies SD25 and SD41. Also, the site is not allocated for development or safeguarded for the use proposed as part of the Development Plan, there is no essential need for a countryside location and the development would not conserve and enhance the special qualities of the National Park. Therefore, the principle of the development is unacceptable and the use of the land and existing building as a single dwellinghouse is contrary to Policies SD1, SD25 and SD41 of the South Downs Local Plan.

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

Plan Type	Reference	Version	Date Received	Status
Plans -	DIAGRAM 1 - HAND SKETCH PROPOSED PLAN		18.06.2024	Approved
Plans -	DIAGRAM 2 - HAND SKETCH PROPOSED PLAN		18.06.2024	Approved
Plans -	DIAGRAM 3 - HAND SKETCH PROPOSED PLAN		18.06.2024	Approved
Plans -	DIAGRAM 4 - HAND SKETCH PROPOSED PLAN		18.06.2024	Approved
Plans -	SITE		23.05.2025	Approved

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	LOCATION PLAN			
Plans -	Parking Plan		19.05.2025	Approved
Plans -	SPREADBURY 367.I PROPOSED GROUND FLOOR AND PROPOSED ELEVATIONS		27.03.2025	Approved

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