

P/14/0197/FP

WARSASH

MS VICTORIA VERDON-ROE

AGENT: GENESIS TOWN
PLANNING LTD

CHANGE OF USE AND ALTERATIONS TO BARN TO FORM SINGLE DWELLING AND
CONSTRUCTION OF DETACHED GARAGE

69A BROOK LANE WARSASH SOUTHAMPTON SO31 9FF

Report By

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Site Description

Great Brook Farm is located within the Warsash/Locks Heath strategic gap and comprises a Grade II Listed residential building and a group of barns/outbuildings in a courtyard arrangement. The barn on the west side of the courtyard has been converted into a dwelling (applications P/04/0557/FP and P/04/0556/LB). The barn on the south of the courtyard is the subject of this application. To the west of the farm are a number of former poultry buildings which are now used for light industrial purposes.

Access to the farm and the commercial buildings is currently to the south of the site, although an application for an additional access to enable a separate access to the commercial buildings was recently approved (P/12/0697/FP).

The barn which is the subject of this application, was originally a threshing barn and dates from the 18th Century. The barn has a oak frame, red brick plinth with grey headers, weatherboard elevations and a thatched roof. The north and south elevations contain wagon entrances. More recently, the barn was used for theatrical productions by the Titchfield Festival Theatre.

Description of Proposal

The application seeks a change of use to a 3-bedroom dwelling (use class C3). The conversion would require various alterations to the interior of the Listed Building which are considered in detail in the tandem application for listed building consent. The application also proposes a detached garage and parking area to the south east of the barn and private amenity space to the south.

The dwelling would be served by the existing vehicular access which would be altered to restrict access to the application site and neighbouring dwelling. A separate access to the industrial buildings to the south west of the barn has recently been approved (see planning history set out below).

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

DG4 - Site Characteristics

CS22 - Development in Strategic Gaps

Development Sites and Policies

DSP2 - Design

DSP6 - Protecting and Enhancing the Historic Environment

DSP7 - New Residential Development Outside of the Defined Urban Settlement Boundaries

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Fareham Borough Local Plan Review

C12 - Local Gaps

C18 - Protected Species

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/14/0198/LB CHANGE OF USE AND ALTERATIONS TO BARN TO FORM SINGLE DWELLING AND CONSTRUCTION OF DETACHED GARAGE

P/12/0697/FP INSTALLATION OF NEW VEHICULAR AND PEDESTRIAN ACCESS TO SERVE EXISTING SITE OF STORAGE AND LIGHT INDUSTRIAL USES AND ALTERATIONS TO EXISTING ACCESS

APPROVE 22/11/2012

P/05/0391/FP Conversion of Redundant Farm Buildings Annex

PERMISSION 19/05/2005

P/05/0392/LB Conversion of Redundant Farm Buildings to Annex

CONSENT 19/05/2005

Representations

One letter of objection regarding the proposal raising concerns that allowing the conversion would set a precedent for further development. The objector also raises concerns about a large pile of bricks on the site which are possibly intended for the construction of the separate access to the commercial units.

Consultations

Director of Planning and Development (Ecology) - No objection provided that the agreed mitigation proposals are secured via condition. The site is located within an area in which any net increase in residential development is considered to have a likely significant effect (in combination) on the European designated sites of the Solent coast. As such, in order to be able to conclude no likely significant effect, any consent will need to be able to secure a contribution to the strategic mitigation as being developed by the Solent Disturbance Mitigation Project.

Director of Community (Environment Health) - No objection subject to conditions requiring

surveys to be carried out prior to commencement to ensure that there is no risk to future occupiers from contaminated land.

Director of Planning and Development (Highways) - No objection, subject to no development commencing until the replacement commercial access is in full use and to the retained access being of a width no less than 5m and surfaced in a bound material for the initial 5m.

Planning Considerations - Key Issues

The key issues for consideration are:

- Principle of development;
- Appropriateness of design and effect on the character of the area;
- Ecology;
- Access and parking;
- Amenity and;
- Impact upon the amenities of the neighbouring properties.

Principle of development

Policy CS14 states that built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function, but that the conversion of existing buildings will be favoured.

Policy DSP7 states that new residential development, outside of the defined urban settlement boundaries, will only be permitted in instances where it involves the conversion of an existing non-residential building. This is subject to the building being of a permanent and substantial construction and evidence being submitted to demonstrate that no other suitable alternative uses can be found and conversion would lead to an enhancement of the building's immediate setting.

The barn is located within a strategic gap, however it is of permanent and substantial construction which is in need of minor repairs only. Furthermore, it has been demonstrated that the barn is not suitable for alternative, viable use and that the proposed conversion provides the opportunity for the setting of the listed building to be enhanced. It is, therefore, considered that the proposed conversion would be in accordance with the requirements of both Policies CS14 and DSP7 and that the proposal is acceptable in principle.

Appropriateness of design and effect on the character of the area

The proposed conversion would not require significant changes to be made to the exterior of the barn, therefore the impact on the character of the area would be minimal. The proposed detailed alterations and repairs are considered in more detail in the tandem application for listed building consent and as such, the Council's Conservation Officer has confirmed that the proposed use of the barn as a dwelling is acceptable in principle subject to conditions.

Policy CS15 states that the Council will seek and in certain circumstances require residential development to meet level 4 of the Code for Sustainable Homes. It is recognized that opportunities for improvements to listed buildings in terms of energy efficiency, are limited and that level four of the Code for Sustainable Homes may not be

achievable without compromising the integrity of the listed building, however there are measures that can be incorporated and it is recommended that these are secured via condition.

The proposed garage would be visible from within Brook Lane, however it is of an appropriate size and design and would be in keeping with the rural character of the area. The garage would not have a significant impact on the integrity of the strategic gap.

A letter of objection has been received which raises concerns about a pile of bricks within the site. The bricks are not having any impact on the setting of the listed building or the character of the area and it is understood that they are required for use within the site.

The proposed replacement of the existing drive, which provides access to the adjacent commercial buildings and the existing outbuilding, with a garden would lead to an overall enhancement of the setting of the listed building and the character of Brook Lane which would be in accordance with Policies CS14 and DSP7.

Ecology

The application is supported by a bat survey, assessment and mitigation strategy. This information is supplemented by a follow up email in which the ecologist confirms that the modern, detached garage is of no ecological value in terms of habitat provision.

The report confirms that the barn has been found to support low level roosts for various species of bats and that the proposed development would affect them. Development which affects European protected species can be granted planning permission provided that Natural England are likely to grant a European protected species (EPS) license in accordance with the Habitats Regulations, which would allow the development to proceed under a derogation from the law.

An EPS licence can only be granted if the development proposal is able to meet the following three tests:

1. the consented operation must be for preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment Regulation 53(2)(e)
2. there must be no satisfactory alternative Regulation 53(9)(a); and
3. the action authorized will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range Regulation 53(9)(b)

The proposed conversion of the barn would ensure the preservation of an historic asset so that it can be enjoyed by current and future generations and is therefore considered to be of overriding public interest and to satisfy criterion no. 1.

The applicant has tried to rent the barn to various businesses including as a yoga studio and for theatrical productions, however this has failed to be viable due to prohibitive insurance costs due to the building's thatched roof. It can therefore be concluded that there is therefore no satisfactory alternative which would ensure the preservation of the barn.

The Council's ecologist has reviewed the bat survey, assessment and mitigation strategy and confirmed that the proposed conversion would not be detrimental to the maintenance of

the population of the various species of bat, provided the mitigation measures contained in the mitigation strategy are adhered to.

The site is located within an area where any net increase in residential development is considered to have a likely significant effect (in combination) on the European designated sites of the Solent coast. It is therefore necessary to secure a contribution to the strategic mitigation as being developed by the Solent Disturbance Mitigation Project in order to conclude that the proposed change of use to a dwelling would not be likely to have a significant effect on the European designated sites.

Access and parking

The converted barn would be served by the existing access which would be re-designed with separate gates for the existing and proposed dwellings. The proposed development would incorporate on site parking in line with the required standards which could be secured for future use by condition.

It is proposed that the commercial buildings to the west of the site would be accessed via the previously approved, separate entrance.

Amenity

The proposed conversion of the barn would provide a 3/4 bedroom dwelling with on site parking including a garage and private amenity space to the south. The application is supported by an acoustic report which confirms that noise emissions from the adjacent light industrial buildings would not cause loss of amenity to future occupiers of the barn.

Impact upon the amenities of the neighbouring properties

The proposed use of the barn as a dwelling is not expected to have a significant impact on the neighbouring dwellings in terms of loss of amenity. The position of the barn which is the subject of this application is such that it would not result in overlooking or loss of privacy to the barn which has already been converted to a dwelling. Each barn would have separate private amenity space to the rear.

Conclusion

It is considered that the proposed change of use and detached garage is appropriate and complies with the relevant Policies of the Fareham Borough Local Plan Review, the adopted Core Strategy and the emerging Local Plan Part 2: Development Sites and Policies.

Recommendation

Subject to:

(i) the completion of a s106 to secure a contribution towards the Solent Disturbance Mitigation Project.

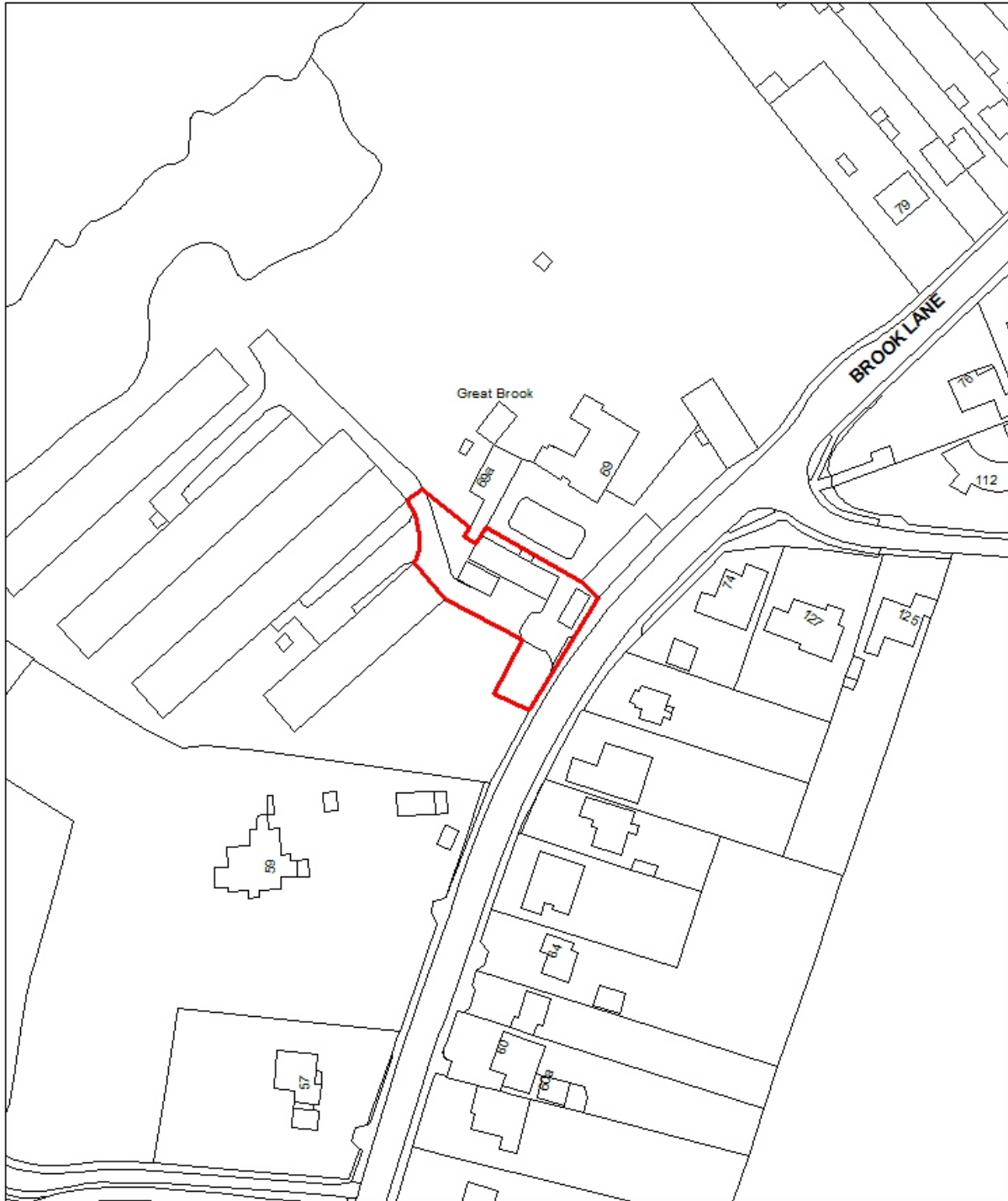
PERMISSION

Implementation within 3 years; implementation in accordance with approved plans; external materials for car port to be submitted; separate access to be made available for commercial buildings; surveys to be undertaken to ensure no contamination; use to be restricted to class C3; car parking to be provided prior to occupancy; garden to be landscaped prior to occupancy; access to be a minimum of 5m in width; first 5m of drive to be in a bound material; details of energy efficiency measures to be approved prior to commencement;

detailed design of all windows and doors including sections; details of any alterations required to comply with building regulations;

FAREHAM

BOROUGH COUNCIL



69A Brook Lane
Scale 1:1250

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