

P/14/0198/LB

MS VICTORIA VERDON-ROE

WARSASH

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 SO31 9FF

Report By

R Hebden x4424

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 (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 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 an oak frame, red brick plinth with grey headers, weatherboard elevations and a thatched roof. The north and south elevations contain wagon entrances. The barn's most recent use for theatrical productions by the Titchfield Festival Theatre.

Description of Proposal

The application is for alterations to the barn to enable a change of use to a dwelling (use class C3).

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP6 - Protecting and Enhancing the Historic Environment

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/14/0197/FP **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

Representations

None received

Consultations

English Heritage - The application should be determined in accordance with national and local policy guidance and on the basis of the conservation officer's advice.

Director of Planning and Development (Conservation Officer) - No objection in principle. No objection to the repair schedule proposed. Retention of the existing main barn doors should be included in the plans. Removal of vertical glazing bar from windows. The detailed design of alterations required to comply with any relevant fire regulations is required. Location of vents and boiler flues should be provided.

Planning Considerations - Key Issues

The key issues for determination are the principle of development together with the impact on integrity of the listed building.

Principle of development

The NPPF highlights the importance of conserving the historic environment and heritage assets and states that when determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of the heritage asset, putting these assets to viable uses consistent with their conservation, whilst recognising the positive contribution that conservation of heritage assets can make to sustainable communities. Emerging Policy DSP6 states that listed buildings will be conserved by supporting proposals that sustain and where appropriate enhance their heritage significance and refusing to permit changes of use that would unacceptably harm the building, its setting or any features of special architectural or historic interest.

The proposed conversion only requires minimal external alterations to be made to the barn and does not require any alterations to the oak framework, therefore the proposed conversion is considered to be an opportunity to enable the long term conservation and maintenance of the barn and is acceptable in principle. The proposal would enable the vacant building to be bought back into active use, which is a key way in which to secure the long-term retention and upkeep of the building.

Impact on integrity of the listed building

The proposed conversion does not require any cutting of the oak frame and will retain the

existing doors to the front and rear. The window details provided have been reviewed by the conservation officer and subject to the removal of the glazing bar are considered to be appropriate. The conservation officer has reviewed the proposed repair schedule and confirmed that it is appropriate. Confirmation of the location of vents and boiler flues and the detailed design of any alterations required to comply with fire and building regulations is required, however the proposed conversion is acceptable in all other regards.

Overall, the proposed conversion is considered to provide an opportunity to secure the long term enhancement and maintenance of the barn in line with the aims of the NPPF and Policy DSP6.

Recommendation

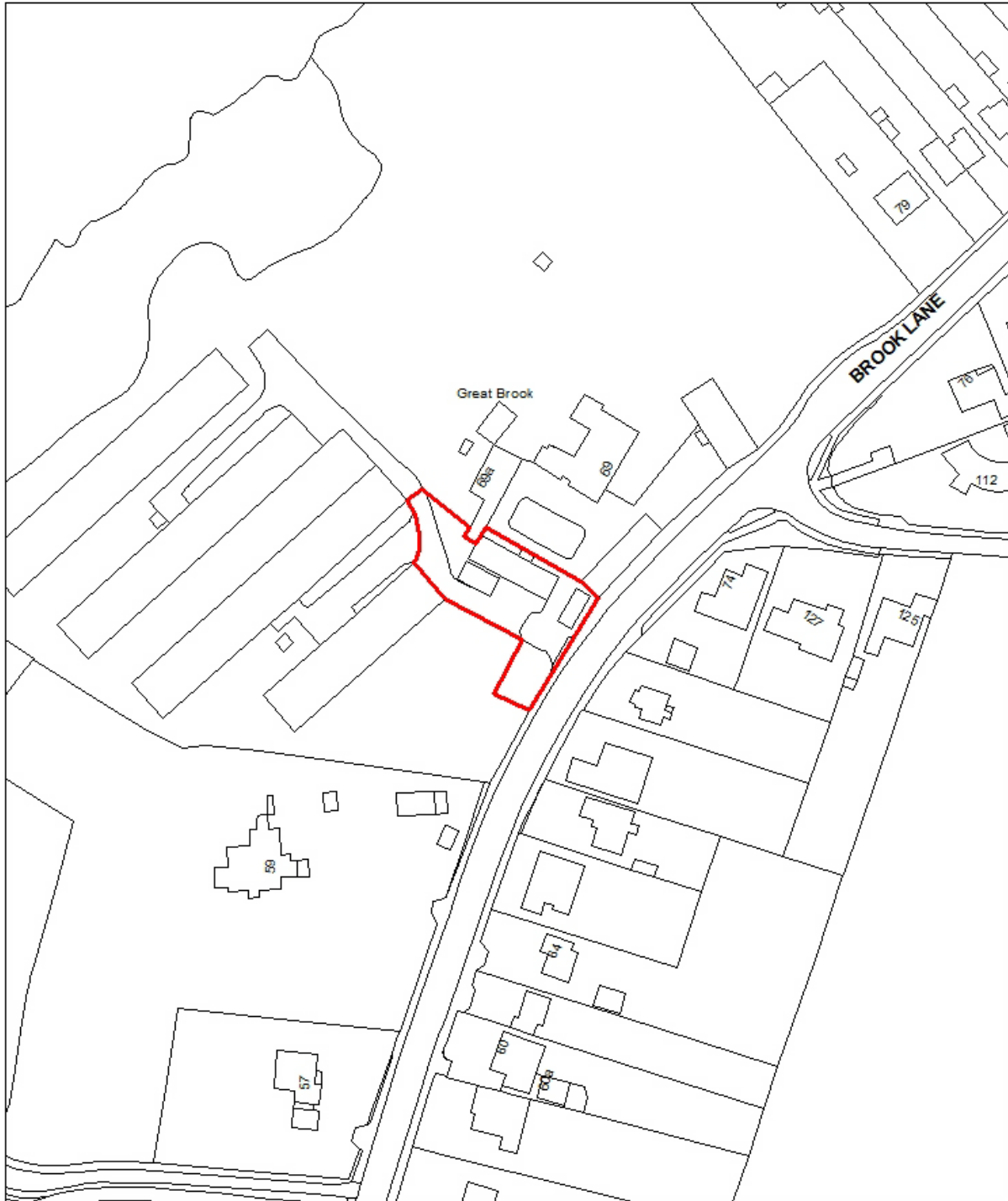
Subject to:

- (i) confirmation of where the vents and boiler flues are to be located;
- (ii) details of any alterations required to comply with fire and building regulations;
- (iii) removal of the vertical glazing bar from the proposed windows.

GRANT LISTED BUILDING CONSENT: commencement within 3 years; vent/flue to be installed in accordance with approved details; works to be carried out in accordance with approved plans and repair schedule

FAREHAM

BOROUGH COUNCIL



69A Brook Lane
Scale 1:1250

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