

---

<b>APPLICATION NO.</b>	19/01821/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	31.07.2019
<b>APPLICANT</b>	Mr and Mrs Ardani
<b>SITE</b>	Redburn Farm, Green Pond Lane, Ampfield, SO51 9BR, <b>AMPFIELD</b>
<b>PROPOSAL</b>	Retrospective application for the demolition of the timber and brick barn and the erection of a new dwelling
<b>AMENDMENTS</b>	Amended barn plans/elevations – 24.10.2019 Amended Site Plan – 05.11.2019 Tracking Site Plan – 28.02.2020 Section Thru Barn – 05.08.2020
<b>CASE OFFICER</b>	Mr Nathan Glasgow

Background paper (Local Government Act 1972 Section 100D)

---

## 1.0 INTRODUCTION

- 1.1 The application is presented to the Southern Area Planning Committee at the request of a Member for the reason of local public interest.

## 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is located within the village of Ampfield, with its own access directly south from the A3090. Directly to the east is Green Pond Lane, and directly north across the A3090 is Morleys Green.

## 3.0 PROPOSAL

- 3.1 Retrospective application for the demolition of the timber and brick barn and the erection of a new dwelling. The new dwelling shows four bedrooms but this could be interpreted also as a five bed dwelling; the ground floor contains a kitchen and living room, with three bedrooms. A mezzanine to the northern section of the building provides a further bedroom and study.
- 3.2 The application is made following the granting of planning permission (18/01977/FULLS) to convert the existing barn to a dwelling; however this barn was demolished prior to conversion works taking place and as such, planning permission is now sought for the new dwelling. The dwelling would be of similar scale and design to the previously demolished barn that was set for conversion.
- 3.3 The proposed dwelling would be of the exact dimensions as the previous barn; both the barn and the dwelling measure at 8.7m wide x 26.3m deep with a ridge height of 5.9m. Eaves height is at 3m while the lower sill of the roof lights measure at 3.60m.

#### 4.0 **HISTORY**

- 4.1 **19/01992/FULLS** – Erection of garage and workshop building – *Permission 28.10.2019.*
- 4.2 **19/01112/FULLS** – Erection of garage and workshop building – *Refused (lack of ecological information) 06.08.2019.*
- 4.3 **18/01977/FULLS** – Erection of single dwelling and conversion of barn to single dwelling – *Permission 02.10.2018.*
- 4.4 **16/01046/FULLS** – Conversion of barn into 2 bedroom dwelling and erection of two 5 bedroom houses – *Permission 21.07.2016.*

#### 5.0 **CONSULTATIONS**

- 5.1 **Conservation** – No objection subject to conditions.
- 5.2 **Environmental Protection** – No objection subject to conditions.
- 5.3 **HCC Ecology** – No objection.
- 5.4 **HCC Highways** – Objection requiring a tracking site plan is submitted.  
*Case Officer note: Tracking site plan submitted to requirement set out by HCC Highways, and is considered to have overcome this objection.*
- 5.5 **Landscape** – No objection.
- 5.6 **Trees** – No objection.

#### 6.0 **REPRESENTATIONS** Expired 08.07.2020

- 6.1 **Ampfield Parish Council** – Objection
- Unsuitable location for dwelling
  - Detrimental impact upon neighbours
  - Out of character development
  - Overdevelopment
  - Parking and vehicle layout
  - Non-compliance with LHW4
  - Demolition in Conservation Area
- 6.2 **Romsey & District Society** – Comment made over potential overlooking.
- 6.3 Objections received from:
- The Old Bakery, Winchester Road
  - The Old Village Store, Winchester Road
  - New Barn, Winchester Road
  - 2 Green Pond Lane, Ampfield
  - 6 Green Pond Lane, Ampfield
  - The School House, Ampfield
  - 19 Morleys Green, Ampfield

#### 6.4 Summary of objections:

- Overdevelopment
- Proximity to neighbouring properties/loss of privacy
- Noise from parking and parking layout
- Light pollution from roof lights and glazed doors
- Water table problems
- Unlawful demolition of a heritage building in a conservation area
- Unsafe gas flue
- Lack of dimensions provided
- Enforcement action?
- Re-use of materials not possible
- Nitrate neutrality

#### 7.0 **POLICY**

##### 7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

##### 7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

SD1: Presumption in Favour of Sustainable Development

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E5: Biodiversity

E8: Pollution

E9: Heritage

LHW4: Amenity

T1: Managing Movement

T2: Parking Standards

##### 7.3 Supplementary Planning Documents (SPD)

Revised Ampfield Village Design Statement

#### 8.0 **PLANNING CONSIDERATIONS**

##### 8.1 The main planning considerations are:

- Principle of development
- Impact on character and appearance of the area
- Impact on trees
- Impact on ecology
- Impact on the Conservation Area
- Impact on neighbouring amenity
- Impact on highways and parking provision

8.2 Principle of development

The application site is located within the settlement boundary of Ampfield as defined by the Inset Maps of the Revised Local Plan. Development within the settlement areas is considered to be acceptable in principle under Policy COM2, provided that the proposal is in accordance with other relevant local and national plan policy.

8.3 Impact on character and appearance of the area

Policy E1 seeks to approve development which is of a high quality in terms of design and local distinctiveness. The proposal is for the rebuilding of a recently demolished barn, which has planning permission to be converted to a dwelling, to the same size and scale (and same footprint) with similar materials as that previously demolished. The alterations that differ from the approved conversion include two additional roof lights, a porch and patio doors; these alterations, the proposed materials and the rebuild itself are considered to complement the design and local distinctiveness of the area.

8.4 Despite the current public views of the site do not include the demolished barn, sufficient weight should be placed upon the barn which had been a character feature of the site and surrounding area, and also the intended conversion of the demolished barn which had been granted planning permission. The proposal is considered to complement and respect the character of the area in terms of the barns size, scale and materials, which provide a neutral visual appearance to the character of the area as there is minimal change to the previous character and appearance of the site. The proposal is considered to be in accordance with Policy E1 of the Revised Local Plan.

8.5 Impact on trees

An area TPO (TPO.TVBC.197) is located at the northern boundary of the site, while the remaining site is bounded by extensive tree coverage. However, the barn is to be built on existing footprints which would not impact upon the roots of the trees on the site. Furthermore, due to previous works carried out on the site, the trees have been subject to tree protection. The proposal would not cause a detrimental impact to the trees on and surrounding the site and is therefore in accordance with Policy E2 of the Revised Local Plan.

8.6 Impact on ecology

Previous planning history on the site has been supported by extensive ecological survey and report. One of these reports, by enims in September 2018, included a mitigation strategy which has been considered acceptable by HCC Ecology. Subject to a condition requiring development to proceed in accordance with this mitigation strategy, the proposal would be in accordance with Policy E5.

8.7 Nitrate neutrality

Applications for additional dwellings within the buffer zone of the Solent SPA are required to be nitrate neutral. A finalised nitrate budget calculation and proposed mitigation has been submitted to the LPA, and an Appropriate Assessment submitted to Natural England for consideration. Natural England raise no objection subject to securing mitigation in perpetuity. The mitigation

off-setting land is located within the wider application site and has been secured through a pending s106 agreement. This will secure its retention as public open space and removed from agriculture. As such, the proposed development does not conflict with the Habitats Regulations and accords with Policy E5 of the Revised Local Plan.

8.8 Impact on the Conservation Area

The application site is located within the Ampfield Conservation Area. The Conservation Officer has assessed the proposal and considers that the design of the new barn is sufficiently similar to the demolished barn. Subject to conditions requesting material and joinery detail, the proposal would have a neutral impact upon the Conservation Area as the visual appearance would not be altered significantly. The proposal is considered to be in accordance with Policy E9 of the Revised Local Plan.

8.9 Impact on neighbouring amenity

The rebuilding of the barn, in isolation, would not provide any further detriment to the amenity of neighbouring properties as the building is of the same size and scale as the previous barn that was on-site. However, concern has been raised with regards to overlooking, privacy and light and noise pollution.

8.10 Overlooking/privacy

As addressed previously, the site is bounded by extensive tree coverage which is considered to remove any concern of overlooking or a loss of privacy to the occupants of dwellings in Green Pond Lane. The proposal includes a mezzanine first floor, with five roof lights (four to the west roof slope, one to the east). The dwellings to the west, New Barn and The Old Bakery, are separated by a c1.8m high fence, with separation distance between the buildings of approximately 3.70m. However, a section drawing has been submitted which confirms the lower sill of the roof light would be 1.68m high, slightly below permitted development limits. At this height, the ability for a person to open a roof light and view downwards to neighbouring garden areas is restricted due to the roof slope below and the general height of the roof light.

8.11 Light and noise pollution

The roof lights are not considered to be a source of light pollution above normal residential standards, and neither are the additional glazed doors at ground floor level. Furthermore, the noise which would emanate from the dwelling would be what is expected from a residential site, including that of parking cars, and no different to the noise that would emanate from the previously approved, converted barn.

8.12 The occupants of the dwelling would be provided garden space to both the north and south of the dwelling. The combined area is considered to amount to an acceptable area to provide future occupants with amenable outdoor space. The proposal is not considered to result in overlooking, a loss of light or a loss of privacy to neighbouring properties and is therefore in accordance with Policy LHW4 of the Revised Local Plan.

8.13 Impact on highway safety and parking provision

The application has been assessed by Hampshire Highways, who are the highway authority. The initial site layout has been amended in order to provide adequate parking and manoeuvrability around the site and this has been supported by HCC Highways. Additional detail has been provided with regards to the turning arrangement for refuse vehicles; this has been plotted on the updated site plan and is considered acceptable. In addition to this, the Waste and Recycling team consider the layout to be well-thought and is supported. The proposal is considered to be in accordance with Policy T1 of the Revised Local Plan.

8.14 The barn would have five bedrooms; this figure requires a minimum of three off-road car parking spaces to be provided. These have been provided (one directly south of the site and two to the north of the previously approved garage building) and this is considered to meet the requirements as set out in Annex G. The proposal therefore accords with Policy T2 of the Revised Local Plan.

8.15 Other matters

Paragraph 6.4 has summarised the content of the objections received. Issues concerning neighbouring amenity and nitrate neutrality have previously been addressed above.

8.16 Overdevelopment

It has been suggested that the proposal results in overdevelopment, due to the site being constrained by its size and the provision of a five bed dwelling. In size and scale terms, the proposal is no different to the previous, historical layout of the site. In terms of overdevelopment, there is little difference between a two or five bed dwelling, particularly on an existing residential site with similar vehicle movements. It must also be noted that in 2016, planning permission was granted to convert this barn but to replace the other dwelling on site with two; this proposal is a reduction from planning history and is prevalent with actual built form on site.

8.17 Water table problems

The application site is not located with a flood zone; any issues surrounding water table problems is to be addressed under Building Regulations rather than planning.

8.18 Unlawful demolition of a heritage building in a conservation area

The building that was demolished was not considered to be a heritage asset, or a non-designated heritage asset. Permission is required for the demolition of a building in a conservation area and this has been sought by the submission of this planning application.

8.19 Unsafe gas flue

A gas flue was initially indicated on the submitted plans, but this detail has been removed from the amended drawings and as such, is not under consideration. Due to being located within a conservation area, permission is required for a gas flue were it located on a principal or side elevation and with this in mind, it is considered appropriate to recommend a condition to provide details of any flue which may be installed.

8.20 Lack of measurements provided

The drawings were not annotated with measurements but were “to scale”; this is considered acceptable under national and local guidelines. However, the design and access statement does confirm that the barn would be of the same size and scale as the demolished barn. These measurements are addressed in paragraph 3.3 above.

8.21 Re-use of materials

The barn is to be constructed using similar materials to the previously demolished barn. Due to the barn not considered a heritage asset which adds much visual and historic interest to the conservation area, it has not been necessitated that a re-use of materials is required. It has however been considered appropriate to recommend that samples of external materials are submitted and approved by the LPA under a planning condition.

9.0 **CONCLUSION**

9.1 Subject to the signing of a legal agreement to offset an area of agricultural land in mitigation to nitrate neutrality, the proposal is considered to accord with both local and national planning policy and is therefore acceptable.

10.0 **RECOMMENDATION**

**Subject to the securing and completion of a legal agreement regarding the offsetting of the associated agricultural land in perpetuity, PERMISSION is granted subject to:**

1. **The development hereby permitted shall be begun within three years from the date of this permission.**  
**Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers:**  
**Existing Elevations - 6932.02**  
**Barn Floor Plans - 6932.020 E**  
**Barn Elevations - 6932.021 E**  
**Proposed Site Plan - 6932.025 H**  
**Tracking Plan - 6932.028**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**

- 3. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

**Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**
- 4. Prior to the development reaching DCP levels, large scale details of all external joinery (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings shall be submitted to and approved in writing by the Local Planning Authority.**

**Reason: To ensure that the details would preserve the character of the conservation area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.**
- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional buildings, fences, walls or other forms of boundary treatment shall be erected other than those expressly authorised by this permission.**

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM2.**
- 6. Development shall proceed in accordance with the submitted ecology report and reptile mitigation strategy (enims September 2018).**

**Reason: To avoid impacts to reptiles, in accordance with Test Valley Borough Revised Local Plan policy E5.**
- 7. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.**

**Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**
- 8. Prior to first occupation, details of any flue to be installed shall be submitted to and approved in writing by the Local Planning Authority. The flue(s) shall be installed in accordance with the approved details.**

**Reason: To ensure that the details would not result in a detrimental impact to neighbouring properties in accordance with Test Valley Borough Revised Local Plan (2016) Policies E8 and LHW4.**

**Note to applicant:**

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
-