
APPLICATION NO.	18/02836/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	29.10.2018
APPLICANT	The Trinley Estate
SITE	Finkley Manor Farm, Finkley Road, Finkley, SMANNELL
PROPOSAL	Change of use of redundant switch room building to office, and extension to the building (following demolition of redundant pump house building) to provide additional office accommodation
AMENDMENTS	
CASE OFFICER	Katie Nethersole

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site forms part of a larger site currently used by Andover Storage. There is an existing access from Finkley Road which leads to a hardstanding area to the rear of the existing buildings providing parking for the site. There are currently 2 large storage buildings and to the road frontage there is a brick and flint wall. Set in to the brick and flint wall is the redundant switch room and pump house. Both buildings are not currently used for any purpose. To the rear of the storage buildings is a large hardstanding area for car parking. Immediately to the rear of the site is open countryside. Opposite the site is Finkley Manor Farm and there are two semi-detached cottages further down the road to the north of the site.

3.0 PROPOSAL

- 3.1 It is proposed to change the use of the redundant switch room into an office, to demolish the existing pump room and form a single storey extension in its place. The extension will be of a modern design but would be set in behind the existing brick and flint wall to the road frontage. The extension would be constructed in brick with a glazed façade and a sedum roof. As a result of the proposed change of use and extension, there would be office space with kitchen and W.C. facilities housed within the converted switch room.

4.0 HISTORY

- 4.1 12/01999/FULLN Change of use to self-storage facility in association with adjoining site, and installation of rooflights in building "C" – Application withdrawn 17.10.12.

4.2 13/00303/FULLN Change of use of two buildings to self-storage facility including the installation of rooflights to building C and retrospectively apply for alterations to the barns for agricultural purposes to include installation of walls, cladding, roller shutter doors and personnel doors and removal of lean-to – Permission 10.06.13.

4.3 17/01658/FULLN Erection of eco offices – Application withdrawn 22.08.17.

5.0 **CONSULTATIONS**

5.1 **Highways** – no objection.

5.2 **Policy** – comment:

The proposal is for the re-use of a building in the countryside for commercial purposes therefore the application needs to comply with criteria a) to d) of policy LE16. The proposal also includes demolition of a small redundant building (pump room) to extend the redundant switch room which both fall within the existing employment site and therefore the proposal should be well related to the other buildings on the site in conformity with policy LE17. There is no information to suggest that the proposal would create additional employment.

6.0 **REPRESENTATIONS** Expired 23.11.2018

6.1 **Smannell Parish Council** – no response received.

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

LE16: Re-use of Buildings in the Countryside

LE17: Employment Sites in the Countryside

E1: High Quality Development in the Borough

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

T1: Managing Movement

T2: Parking Standards

7.3 Supplementary Planning Documents (SPD)

None relevant.

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of Development
- Impact on the character and appearance of the area
- Highways and Parking
- Amenity

8.2 Principle of Development

The site lies outside of any defined settlement boundary and is therefore located in the countryside. It is therefore important to consider the relevant countryside policies; LE16 and LE17.

Policy LE16 allows for the re-use of buildings for commercial use within the countryside. This is provided that criteria a) to d) are adhered to. Criteria a) states that the building is structurally sound and suitable for conversion without substantial rebuilding, extension or alteration. Criteria b) says that the proposal would not result in the requirement for another building to fulfil the function of the building being converted. Criteria c) the proposed use should be restricted to the building. Criteria d) the development should lead to an enhancement of the setting of its immediate setting.

It is considered that, whilst no structural report has been provided, based on the information provided with the application and the benefit of a site visit; the building is capable of conversion without need for substantial alteration or rebuilding. Therefore criteria a) is fulfilled.

The existing switch and pump rooms are not used for any purpose and therefore the conversion of the switch room would not result in any requirement for another building. Therefore criteria b) is fulfilled.

The proposed office use will be restricted to the building and therefore criteria c) is fulfilled.

It is considered that the conversion of the redundant switch room would lead to an enhancement of the setting as it would bring the building back into use and would improve the overall appearance of the site.

Policy LE17 refers to employment sites in the countryside. This allows for the redevelopment and extension of buildings or erection of new buildings on existing employment sites for employment use provided that criteria a) to c) are adhered to. Criteria a) ensures that the development is within the lawful employment site. Criteria b) ensures that the development relates well to any retained buildings. Criteria c) ensures that no outside storage that would be visually intrusive forms part of the development.

It is considered that criteria a) is adhered to because the development is restricted to the existing site. Criteria b) is considered to be complied with as the development would relate well to the existing and retained buildings on site. There is no outside storage proposed with the development and therefore criteria c) is complied with.

8.3 Impact on the character and appearance of the area

The site forms part of Finkley Manor Farm and is accessed from Finkley Road. There is currently two large storage buildings on site with associated parking which are used by Andover Storage. To the frontage of the site is an existing brick and flint wall which reflects the character of the immediate locality. Immediately opposite the site on the other side of the road is Finkley Manor

which includes a detached house and associated outbuildings. To the north of the site is two semi-detached farm cottages. These buildings are of a similar construction and reflect the rural character of the area.

The proposal to demolish the existing redundant pump room would not have any adverse impact on the character of the area as this small building cannot be seen from the road as its roof is set below the height of the existing boundary wall. The proposal to change the use of the redundant switch room is considered to have a greater benefit to the overall character and appearance of the area as it will bring a redundant building back into use. The pitched roof and gable end of this building is visible from the road as the back end of the building forms part the boundary wall.

It is considered that the proposed development would lead to an enhancement of the immediate setting of the site. The existing redundant switch room would be brought back into use and this would result in the overall appearance of the building to be improved. The supporting text of policy LE16 explains that to convert existing rural buildings supports growth and expansion of the rural economy. It is considered that the proposed office use would be a supporting use to the existing established commercial use on site. The alterations required to the switch room would be minor and therefore the traditional appearance of this building would be maintained. Therefore it is considered that the proposed development would be in accordance with policy LE16 of the Test Valley RLP.

The supporting text of policy LE17 explains that sites within the countryside that have a variety of storage and business uses are an important element of the rural economy and provide local job opportunities for those in rural areas. The proposed office use would complement the existing commercial use on the site.

The proposal is considered to comply with policy E1 as the development would integrate and complement the character of the area. The proposed extension would be modern with the use of glazing and a sedum roof. This is considered to be sympathetic to the existing character of the switch room and the simple glazed extension will ensure that the existing building will not be dominated by this extension. The proposal is also considered to comply with policy E2 as it would not have a detrimental impact on the appearance of the immediate area and the landscape character of the setting.

8.4 Highways and Parking

There is an existing access used by the site from Finkley Road and this will be used for the proposed building. Parking for the existing use, Andover Storage, is provided to the rear of the existing storage buildings on a large area of hardstanding. There is ample room between the switch room and the storage buildings to provide car parking for the proposed office. There would be 4 car parking spaces within the existing hard standing area between the building and the storage units and one disabled car parking space to the side of the proposed extension. Cycle parking would be provided to the front of the switch room. This meets the adopted car parking standards for office buildings as set

out in policy T2 of the Test Valley RLP. For an office use the standards are 1 space per 30 square metres. The total floor area proposed is approximately 148 square metres and therefore the proposed 5 car parking spaces are in line with the standards set out in Annex G of the Test Valley RLP.

8.5 **Amenity**

The proposed conversion of the switch room to an office use would not give rise to any unacceptable impacts on amenity. Whilst bringing this redundant building back into use would result in an intensification of the site which would bring about more comings and goings to the site; this would not adversely impact on the amenities of the neighbouring properties due to the small scale of the proposed development. Furthermore there would be no impact in terms of overbearing to the neighbouring properties as although an extension is proposed as part of the development, there would be no increase in height of the building. It is also considered that the proposed development would not give rise to any unacceptable increases in noise, and would therefore be in accordance with policy LHW4 of the Test Valley RLP.

9.0 **CONCLUSION**

9.1 In conclusion it is considered that the proposal will not have any adverse impact on the character and appearance of the area and would therefore accord with policies E1 and E2 of the Test Valley RLP. Furthermore the proposed development accords with the requirements of policies LE16 and LE17 of the Test Valley RLP.

10.0 **RECOMMENDATION**

PERMISSION 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 plans, numbers P1-01, P4-01, P3-01, P2-01, P3-02, P0-01
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. **The development shall not be brought into use until the car parking area shown on the submitted plan P1-01 has been provided, marked out and thereafter maintained for car parking for the lifetime of the development and used for no other purpose.**

Reason: To ensure adequate space within the site for vehicle movements and parking in accordance with Test Valley Borough Revised Local Plan (2016) Policy T2.

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.**
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