

Consultee Comments for Planning Application APP/18/00321

Application Summary

Application Number: APP/18/00321

Address: Northney Farm, St Peters Road, Hayling Island, PO11 0RX

Proposal: Change of use of agricultural building to a dwellinghouse (class C3) and for associated operational development subject to prior approval.

Case Officer: David Eaves

Consultee Details

Name: Consultee Heritage Team

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Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Site

The buildings in question are locally listed. This Due to their age, appearance, detailing and their association with traditional farming methods.

The National Planning Policy Framework (NPPF) was published in March 2012 and sets down the policies that the Council must take into account when determining planning applications along with the National Planning Policy Guidance (NPPG).

Paragraph 135 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 64 (Section 7 Requiring Good Design) is also particularly relevant to this case in that development should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Assessment

Traditional agriculture/stable buildings are a significant part of our heritage and one of the objectives for allowing conversions is to enable these buildings to be retained for future generations. It is therefore essential that the characteristics of the buildings survive to be identifiable in the future.

The design of a conversion must commence with the existing building and not with a preconceived notion regarding the size or type of accommodation required, or the most profitable scheme. Applicants may have to accept that the building imposes constraints that will require compromise to retain its character. The opportunities and limitations presented by the buildings will determine the form of accommodation possible and an approach exploiting these features will be the only way to reach an acceptable design solution that conforms to the planning policy. In essence the finished building and its surroundings should complement its original use.

The buildings are a key element of the character of this site, providing a significant feature within the original arrangement of agricultural buildings.

The works proposed include a variety of amendments to the originally refused scheme APP/17/00983. Whilst as part of the scheme many external alterations are proposed these are now in keeping with the agricultural character of the buildings. New openings have been limited and existing openings have been well utilised. Existing openings are a fundamental element of the buildings character and allow the original form and function to be understood. I am therefore encouraged to see this has been implemented.

In broad terms I consider the intended changes to the layout and use of the building can be accommodated. Changing from storage to ancillary residential use inevitably involves a degree of compromise in order to suitably upgrade for habitable accommodation.

The scheme has therefore been appropriately designed as it allows for the historic agricultural character of the building to be substantially maintained and would allow for a future use of these buildings.