

Application Background

The site has been subject to two previous applications the first was for four detached house ref APP/16/01271 the second was for three detached house ref APP /17/00320, both were refused. The second application went to appeal and was rejected.

This new application is for a single detached dwelling and has aimed to address the reasons for rejection stated in the appeal decision.

Consideration has also been given to a statement made by the planning officer by email on 10/5/17 when in the process of refusing the second application (as below)

'As referred to above the site lies within the urban area where development is acceptable in principle subject to development control considerations. Having discussed the setting of the listed building with the Conservation Officer I am of the opinion that there may be scope for a single dwelling, sited within a landscape setting perhaps in the form of an agricultural barn. However, the siting scale and design of such a dwelling would need careful consideration to ensure that there was no detriment to the listed building and its setting and that the character of the area was not adversely impact'

Location and Design

Access to the proposed development will be as per the previous applications being to the side (north of the property) as per Plan A101 and the photo over



The development will be to the rear left corner of garden of number 72 Havant road with access across the end of the garden of number 70 Havant Road the property would be set back 47m from the highway and 30 meters from the farmhouse and thus has little impact on Cotterell Farmhouse. The garden of the farmhouse is to the side /north of the Property and is in excess of 33m long, once the development is in place the garden of the farmhouse will still be in excess of 27m long . The proposed dwelling will sit in the garden of number 72 and hence will only take the end of the garden of number 70 to create a driveway to the property.

To address the points raised by the planning officer we have attached the appeal decision to the application and dealt with the points raised in the 'Reasons' part of the decision

3. The site is now predominantly the rear side garden of number 72 Havant road and only utilizes a small part of the large garden of the listed building to create an access road, thus no buildings are on the access area. The new property is well set back, of a traditional rural barn conversion design and faces the highway.

7.The proposed new house is well set back and now in the garden of number 72 Havant road (at the position of a previous smaller barn building demolished in recent years) this retains the required buffer zone between the properties so the farm house can retain its breathing space. The new property is 47m (155ft) from the highway and 30m (100ft) from the listed building.

8.Due to the reduced use of the garden of the listed building there would be a significant reduction in vegetation being removed, which would be compensated by new hedgerows created to the side of the drive entrance.

The number and scale has been substantially reduced from Three houses to one house and the height of the building lowered due to the one and a half storey barn style design with rooms in the roof and a non visible (from the road or listed buildings) rear extension . This building appears both in context and subservient to the surrounding buildings and follows the comments made by the planning officer (see application background) whilst the property is set back it does face the highway and reflects the setback position of number 78B to the northern boundary.

9. The granary would now retain its existing distance to the retained existing boundary and would have a substantial 12m gap to the single storey element of the new property

11. We believe the revised scheme has minimal if any impact on the heritage asset and preserves its setting by leaving substantial space

between buildings and creating a building that matches the rural nature of the listed buildings

13. We believe the new design due to its reduced size and barn style design would be subservient to the frontage property and maintain and enhance the existing character and quality of the area.

Living conditions

14,15,16

Whilst the overlooking issues were not considered a reason for refusal they have been addressed in the revised design. The new design has no first floor side facing windows overlooking the side of number 72 and the distance between the properties an been substantially increased.

In the previous application a detailed survey of the highway was provided to prove the access to the site fell within the required highway recommendations, this was accepted and approved, no changes have been made to this access as part of this new application



It should be noted that no physical changes will be made to the farmhouse or the land that surrounds it other than the area of the Garden that becomes part of the development. The farmhouse will still retain the vast majority of its garden and will be in excess of 27m long and keep a substantial distance to its new neighbouring

property to the rear, most importantly there will be no impact what so ever on the west elevation detailed in the listing. From the highway the farmhouse will retain its existing setting

Conclusion.

We believe this revised proposal would have little or no impact on Cotterell farmhouse. The building itself would not be affected, the distance to the new building would be 30 meters and in the context of the street scene, the farmhouse would retain its setting. The proposed house would appear as a converted barn smaller both in footprint and height to the existing barn style building of number 72. We therefore believe this application should receive the support of the planning authority

Solent Mitigation Policy

We are aware that this application requires a payment for the above and will make the payment in full once we are advised of the required sum by the Local Authority.

CIL

A completed CIL Form is included with the application showing the Creation of 210m² of new buildings and thus an approximate CIL charge of just around £26,000 should planning be granted