
Site Address:	1 Old Barn Gardens, Waterloooville, PO8 9XL		
Proposal:	Installation of solar panels to south facing roof of Flint Barn.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00426	Expiry Date:	23/08/2022
Applicant:	Mrs Cockerill		
Agent:		Case Officer:	Lewis Ford
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.1 Old Barn Gardens, Waterloooville, PO8 9XL.

The existing dwellinghouse is located in a small, modern, cul-de-sac development of 3no. dwellinghouses located off Lovedean Lane. At the entrance to the development, there is a single-storey flint barn. The flint barn is of a simple vernacular and comprises flint brick work, clay roof tiles, wooden style stable doors, and struts in place to support an internal mezzanine floor. As per previous Planning Permissions (see Section 2), the flint barn is conditioned as an ancillary outbuilding to No.1 Old Barn Gardens, and has had its permitted development rights (PDR) removed. Please see:

- Condition No.5 of Planning Permission ref. 89/51080/4; and
- Condition No.8 of Planning Permission ref. 91/51080/6; and
- Condition No.4 of Planning Permission ref. 99/51080/010; and
- Condition No.2 of Planning Permission ref. APP/10/00463; and
- Condition No.2 of Planning Permission ref. APP/17/00741

The flint barn is the subject of this planning application and has been identified as a **Building of Local Interest** and is, therefore, a **Non-Designated Heritage Asset**. As per the Council's "Local List of Buildings of Local Interest in Havant Borough", the flint barn is captured under the local listing for No.143 Lovedean Lane due to the historical association of both buildings with the former Cottage Farm.

2 Planning History

23765 – REFUSAL in July 1973 for redevelopment of site with residential units.

23765/1 – OUTLINE PERMISSION in October 1973 for redevelopment of site to provide 4no. building plots for 4no. detached houses with integral garages at Cottage Farm.

23765/2 – OUTLINE PERMISSION in October 1973 for redevelopment of site with 2no. pairs of semi-detached houses with garages at Cottage Farm.

23765/3 – OUTLINE PERMISSION in December 1987 for the erection of 2no. chalet-style dwellings on land at rear of 143-147 Lovedean Lane.

51080 – WITHDRAWN APPLICATION in June 1988 for 4no. detached houses.

51080/2 – WITHDRAWN APPLICATION in September 1988 for 3no. detached houses & Reserved Matters.

88/51080/3 – REFUSAL in October 1988 for the erection of 3no. houses and double garages, and conversion of existing barn to a 2no. bedroomed dwelling, on land between and rear of 143-145 Lovedean Lane.

89/51080/4 – PERMISSION in March 1989 for 3no. detached houses and conversion of barn into domestic storage on land at rear of 143 Lovedean Lane.

89/51080/5 – REFUSAL in November 1989 for 4no. dwellings (part of land within East Hampshire).

91/51080/6 – PERMISSION in November 1991 for 3no. detached 2-storey dwellings and garages.

99/51080/010 – PERMISSION in February 2000 for restoration, minor alterations, and change of use of the Flint Barn to an office and ancillary accommodation for use solely in connection with the existing dwelling at No.1 Old Barn Gardens.

APP/10/00463 – PERMISSION in February 2011 for repairs to roof and installation of 2no. conservation rooflights (retrospective), the discharge of the Section 106 Agreement (dated 21 Feb 2000) tying the barn to No.1 Old Barn Gardens and the continued use of the barn as ancillary office / accommodation and games room for purposes incidental to No.3 Old Barn Gardens.

APP/11/00254 – PERMISSION in April 2011 for Variation of Condition 3(i) and (ii) of Planning Permission APP/10/00463 relating to rooflights.

APP/17/00741 – PERMISSION in September 2017 for Variation of Condition 1 of Planning Permission APP/10/00463 to change the ownership of the barn from No.3 to No.1 Old Barn Gardens.

3 Proposal

Installation of solar panels to south facing roof of flint barn.

Please note, the initial proposed plans included 18no. solar panels (i.e., 2no. banks of 9no. solar panels) on the southern rear roof slope of the flint barn. However, after liaison with the Conservation Team, the amended proposed plans now include 9no. solar panels (i.e., 1no. bank of 9no. solar panels) on the western side of the southern rear roof slope of the flint barn.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS14 (Efficient Use of Resources)
- CS16 (High Quality Design)
- CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

- DM20 (Historic Assets)
- AL1 (Presumption in Favour of Sustainable Development)
- AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Building of Local Interest

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Conservation Officer

(1) 10 August 2022 – 2no. Banks of 9no. Solar PV Panels.

Holding objection subject to the number of panels being reduced.

Paragraph 203 of the NPPF states “the effect of an application of the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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”.

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough’s statutory and non-statutory heritage designations by appropriately managing developing in, or adjacent to, conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CS16(1a) of the Core Strategy states that:

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design identifies and responds positively to existing features of natural, historic, or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that applications which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

- (1) Describes the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
- (2) Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

The outbuilding, a former agricultural building, has been identified as a Building of Local Historic Interest given its historical association with Cottage Farm. It clearly has some historic value given its traditional materials – flint and clay tiling – particularly in comparison to the modern development which surrounds it, other than No.143 Lovedean Lane which was likely to have been the former farmhouse.

There are currently two, conservation style roof lights on the south facing roof slope which are visible from Lovedean Lane. The proposed solar panels would protrude 120mm above the tiles and would be made up from 40mm of PV panel and 80mm of gap. They would be positioned in 2 no. banks of 9 no. solar panels.

The number of panels proposed would result in the majority of the clay tiled roof slope being obscured and as a result, the historical significance of the building would be harmed to a degree. Whilst this building is not statutorily listed, it is classed as a non-designated heritage asset. It would therefore be harmful to obscure such a large expanse of roof with the panels proposed. However, it is recognised that the need for renewable energy is increasing and therefore a compromise could be reached whereby a smaller number of panels could be proposed, perhaps the bank of panels closer to Old Barn Gardens? This would help to retain the visual character of the building. I am happy to comment on any amended plans which are submitted as part of this application.

(2) 06 September 2022 – 1no. Bank of 9no. Solar PV Panels.

I have reviewed the amended plans and following the reduction in the number of proposed solar panels, I remove the holding objection to the application. To confirm, there is now no objection to the application for the number and type of solar panels proposed in the amended plans.

Councillor D Jenner - Hart Plain

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor P Bains - Hart Plain

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

- 7.1 Planning Permission was granted in February 2000 (ref. **99/51080/010**) for the restoration, minor alteration, and change of use of the flint barn to an office and ancillary accommodation for use solely in connection with No.1 Old Barn Garden. The Planning Permission included Planning Condition No.4 which has been replicated below:

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no enlargement, improvements, or alterations [*emphasis added*] to the building (including to its roof) shall be undertaken without the prior written approval of the Local Planning Authority.

Reason: In order to allow the Local Planning Authority to control the development in detail in the interests of protecting the character and appearance of the building and in the interests of safeguarding the amenities of neighbouring residential properties.

- 7.2 Planning Permission was later granted in February 2011 (ref. **APP/10/00463**) for repairs to the roof and the retrospective installation of 2no. conservation rooflights on the flint barn, along with the discharge of the Section 106 Agreement (dated 21 February 2000) for the continued use of the flint barn as ancillary office / accommodation and games room incidental to No.3 Old Barn Gardens. The Planning Permission included Planning Condition No.2 which has been replicated below:

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other opening shall be constructed above ground floor level without the prior written approval of the Local Planning Authority, nor shall there be any extension or external alteration to the building [*emphasis added*].

Reason: In the interests of visual amenities and the amenities of the occupiers of nearby properties and having due regard to policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

- 7.3 Finally, Planning Permission was granted in September 2017 (ref. **APP/17/00741**) for a variation of Condition No.1 of Planning Permission ref. APP/10/00463 (see above) to change the ownership of the flint barn back to No.1 Old Barn Gardens. As part of the above, Planning Condition No.2 was replicated and updated as follows:

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other opening shall be constructed above ground floor level without the prior written approval of the Local Planning Authority, nor shall there be any extension or external alteration to the building [*emphasis added*].

Reason: In the interests of visual amenities and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

- 7.4 The proposed installation of solar PV panels would constitute an “external alteration”. As such, formal planning permission is required as Condition No.2 of Planning Permission ref. APP/17/00741 effectively removes the permitted development rights (PDR) set out under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 – hereon referred to as the GPDO. In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Adaptation to, and Mitigation of, Climate Change
- (iii) Impact on Character & Appearance of a Non-Designated Heritage Asset
- (iv) Impact on Neighbouring Properties

- (i) Principle of Development

- 7.5 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Adaptation to, and Mitigation of, Climate Change

- 7.6 The Climate Change Act 2008 (2050 Target Amendment) Order 2019 is the first legally binding target by a major economy and commits the UK to decreasing its greenhouse gas (GHG) emissions to “Net Zero” by 2050. Moreover, the Havant Borough Design Guide SPD and Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 set out the Council’s support in promoting domestic microgeneration technologies (where appropriate) to help reduce Havant Borough’s GHG emissions. The SPD also identifies the utilisation of building facades and roofs for collecting solar energy for conservation into electricity and/or to heat water for a building’s occupants.

(iii) Impact on Character & Appearance of a Non-Designated Heritage Asset

- 7.7 The flint barn has been identified as a **Building of Local Interest** and is, therefore, a **Non-Designated Heritage Asset**. The National Planning Policy Framework (NPPF) defines buildings of local interest as having a degree of heritage significance meriting consideration in planning decisions. More specifically, Paragraph 203 of the NPPF explains that in weighing up applications that directly or indirectly affect a non-designated heritage asset, a balanced judgement is required in regard to the scale of any harm and/or loss to the significance of a heritage asset. In this instance, the significance of the flint barn is considered to be its simple vernacular form (demonstrating that of a former agricultural building), along with its flint brick work, clay roof tiles, and supposed timber frame.
- 7.8 Initially, the Applicant was proposing 2no. banks of 9no. solar panels (totally 18no. solar panels) on the entire southern roof slope of the flint barn. The Conservation Team raised a holding objection to the above. This was because the initial proposal would have covered the large majority of the roof slope, and thus would have harmed the historical significance of the asset by materially altering its character and appearance. In recognition of the climate emergency, the Conservation Team suggested that the number of solar panels should be reduced to 1no. bank of 9no. solar panels, and that these could be sited on the western side of the southern roof slope closer to No.1 Old Barn Gardens. This compromise has been agreed with the Applicant, and amended proposed plans have since been submitted.
- 7.9 The “Amended Location, Block & Elevation Plans” (Drg No: 151/01A, Published 26 August 2022) propose the installation of 1no. bank of 9no. JA370 mono solar photovoltaic (PV) panels (in black) on the western side of the southern rear roof slope of the flint barn. The proposed solar panels would protrude 120mm above the roof tiles of the flint barn; the 120mm would comprise 40mm of solar panel and an 80mm air gap. The amended proposal is considered to be a balance / compromise between protecting the historic significance of the flint barn (in line with local and national planning policy), whilst also responding to climate change. Moreover, it is considered that the design and appearance of the proposed 9no. solar panels on the flint barn would, on balance, be appropriate and would conserve the heritage of Havant Borough in meeting the requirements of Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy DM20 of the Havant Borough Local Plan (Allocations Plan) 2014.

(iv) Impact on Neighbouring Properties

- 7.10 It is considered that the proposed 9no. solar panels is unlikely to appear overbearing and would not lead to any overlooking, loss of privacy, overshadowing, and/or loss of lights to neighbouring properties. As such, the proposed solar panels would have a limited and an acceptable impact on surrounding properties and, therefore, would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received in relation to the proposed 9no. solar panels.

8 Conclusion

- 8.1 On balance, the scale, siting, and design of the proposed 9no. solar photovoltaic (PV) panels would conserve the heritage value of the flint barn, whilst responding to the climate emergency. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to appropriate planning conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00426 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements 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 be carried out in accordance with the following approved plans:

Location Plan

(Published 14 June 2022)

Drg No: 1514/01A - Amended Location, Block & Elevation Plans

(Published 26 August 2022)

Amended Manufacturer Retails

(for 9no. solar panels on the western side of the southern rear roof slope only)

(Published 26 August 2022)

Email re Solar Panel Information

(Published 21 September 2022)

Reason: To ensure provision of a satisfactory development.

- 3 The 9no. solar photovoltaic (PV) panels shall be sited as indicated on the hereby approved “Amended Location, Block & Elevation Plans” (Drg No: 1514/01A, Published 26 August 2022). The panels shall, themselves, be black, and shall include either black or silver Renusol rails, mid clamps, end clamps, and end caps as shown in the submitted Amended Manufacturers Details (Published 26 August 2022), unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the building and surrounding area, whilst having due regard to Policies CS11 and CS16 in the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.