

**Application No: 17/01075/FULL Full Application**

**Site:** North Commons Farm, North Common Lane, Landford, Salisbury, SP5 2EL

**Proposal:** Change of use of former agricultural buildings to residential/domestic use; addition of glazed link; external alterations; associated landscaping

**Applicant:** Mr & Mrs Newman

**Case Officer:** Clare Ings

**Parish:** LANDFORD

**1. REASON FOR COMMITTEE CONSIDERATION**

To consider the importance and special character of the existing buildings and whether these constitute exceptional circumstances to justify an exception to policy.

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP7 The Built Environment  
 CP8 Local Distinctiveness  
 DP1 General Development Principles  
 DP6 Design Principles  
 DP11 Extensions to Dwellings  
 DP12 Outbuildings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
 Landford Village Design Statement SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 15 - Conserving and enhancing the natural environment  
 Sec 16 - Conserving and enhancing the historic environment  
 Sec 12 - Achieving well-designed places

**6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Landford Parish Council: Happy to accept officer decision under delegated powers. Comments:

- The Parish Council note the sensible and sympathetic approach used toward the suggested renovations and, but for the following calculations, would have been happy to recommend approval, but are concerned over the additional floorspace provided which will exceed the 30% allowance provided for in policy DP11.
- In addition to the excess floorspace issue, details are lacking with respect to the new gate to the courtyard, any external lighting, type of new rooflight and proposals (if any) for other outbuildings not shown on the application drawings.
- Note that North Commons Farm is included in Appendix 3 of the Landford Village Design Statement (VDS) as one of the "Buildings of Special Interest" in the area, effectively giving it a "local listed" status.

## **8. CONSULTEES**

8.1 Ecologist: No objection, subject to conditions.

8.2 Building Design & Conservation Area Officer: The proposed scheme is acceptable. The ground treatment of the courtyard should be in keeping with the character of the site. Opportunities should be taken to salvage and re-use materials where possible.

## **9. REPRESENTATIONS**

9.1 No comments received.

## **10. RELEVANT HISTORY**

10.1 Temporary siting of static caravan (16/00658) - 2 year temporary permission granted on 13 October 2016

## **11. ASSESSMENT**

11.1 North Common Farm lies in a fairly isolated position and is located at the end of a long gravel track to the west of the A36. The site comprises a brick farmhouse overlooking the adjoining fields, with a rear entrance from the dwelling into a concrete yard that is surrounded by a number of outbuildings, largely timber clad and in various states or repair. The outbuildings have had various uses in the past connected with the farm. Other more modern farm buildings lie outside the red edge of the application. The site adjoins farm land, with a wooded area to the west. Currently on the adjoining land is a mobile home with various storage containers, occupied by the applicant.

- 11.2 North Common Farm is a mid-late 19<sup>th</sup> century farmstead which by virtue of its historic date and vernacular character is considered to be an undesignated heritage asset. It is a valuable survival of an essentially unspoiled mid-late 19<sup>th</sup> century cottage and farmstead with two small staddlestone barns, a hay barn, stables and pig pens all set around a traditional farmyard. As such the buildings individually and as a group are valuable local heritage assets and are recognised as such in the Landford VDS. The range of buildings have been considered a vulnerable Heritage Asset for a number of years.
- 11.3 The proposal is to re-instate the habitable use of the farmhouse, which would include re-building a single storey lean-to, linking the dwelling to the barns to the east by means of a glazed link and extending the habitable space into part of those barns. The remaining barns in the courtyard would be repaired and restored and used for a number of ancillary domestic (non-habitable) purposes. The less attractive and more modern structures would be removed.
- 11.4 In principle the restoration of the farmhouse and barns is welcome, and would preserve the non-designated heritage asset, and this report considers whether what is being proposed is the most appropriate way of ensuring the retention of this unique group of buildings. The scheme has been the subject of extensive negotiations, both at pre-application stage and also during the process of the current application. Previous proposals have included a replacement dwelling and also a large extension to the farmhouse, neither of which were considered appropriate as too much of the historic fabric of the buildings would have been lost. As a way of overcoming large extensions, the applicant was advised to consider using some of the floorspace within the existing barns, and one of the key issues at pre-application stage involved the amount of habitable floorspace that could be provided and the best means of linking the barns to the dwelling.
- 11.5 There is no doubt that the resulting habitable floorspace created by the proposal would exceed 30% (40%, which equates to some 22m<sup>2</sup> over what would be permitted if restricted to 30%), some of which would be taken up by the glazed link. This is acknowledged, and in this particular case accepted; the rationale for this approach being that part of policy DP11 which states:

*"In exceptional circumstances larger extensions may be permitted to meet design considerations relating the special character of the dwelling (e.g. listed buildings)".*

This site and the character of the existing buildings are considered to be one of these exceptional circumstances.

- 11.6 The other main consideration relating to the amount of floorspace to be used for habitable purposes was ensuring that the subdivision of the space within the barn to be converted was logical in relation to its internal space. This was then addressed through the accompanying Heritage Statement which recognised the open aspect of the barn to be converted. Although the policy represents a maximum for extensions and not a target, and does not give a right to 30%, the current proposal would represent an appropriate form of extension, recognising the internal form of the large barn to be converted. As a result of this, the habitable floorspace would be exceeded.
- 11.7 The National Planning Framework (NPPF) paragraph 197 (formerly 135) states the following with respect to non-designated heritage assets: *'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 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.'*
- In recognition of this, the fact that the group of buildings should be retained as an entity and the exception allowed for in policy DP11, it is considered that the policy restriction could be exceeded and the application permitted in this instance. This is a finely balanced judgement, but with such a rare group of important farm buildings (albeit not listed), which would be preserved in an almost unchanged (external) state, it would not set any undesirable precedent as the proposal meets the exceptional circumstances test prescribed in policy DP11. Furthermore, a condition would be added which would clearly set out which buildings/parts of buildings are to be retained as incidental use.
- 11.8 With respect to the design of the proposal, the glazed link was suggested by the Conservation Officer at pre-application stage as the most appropriate form of linking the farmhouse to the barns; it is seen as light-weight and would not interrupt the overall appearance of the collection of buildings. It would also involve the removal of a corrugated cover. Very few additional openings are proposed for the remaining barns, including that to be used for habitable accommodation, and overall the integrity of the group would be preserved. This would be considered as acceptable and would comply with policies CP7, CP8 and DP6.
- 11.9 The concrete farmyard would remain as open space, which is welcome, but with the inclusion of random flagstones adjoining the buildings to break up the appearance of the concrete. However, a landscape scheme would be recommended by condition to allow the Authority control over lighting and planting.

- 11.10 The ecology report is from a suitably qualified and experienced ecological professional, and establishes the presence of several bat species associated with the properties in four different locations. As the proposal results in the disturbance of features known to support roosts, and also other features of high bat potential, the Authority must engage with the tests of the Habitats Regulations in reaching a decision. The first two tests relating to overriding public importance and the preservation of the collection of barns in an appropriate use are considered to have been met. The third test relates to the maintenance of conservation status of the populations of protected species, and provided the works are carried out in accordance with the recommendations of the ecology report provided, this test is capable of being met. In addition the survey work has shown buildings to be used by owls, measures to avoid disturbance during the breeding season and provide compensation for losses are proposed in the ecology report.
- 11.11 There are no neighbouring properties which would be affected by the proposal, and its impact on the wider landscape would be minimal.
- 11.12 The Parish Council has indicated its support for the approach taken to renovate the farmhouse and barns, but raises concerns over the floorspace calculations, including the level of existing floorspace.
- 11.13 However, for the reasons which have been expanded upon above, on balance, the application is recommended for permission.

## **12. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Development shall only be carried out in accordance with:

Drawing nos: 02, MBN RN/2A, MBN RN/5B, MBN RN/5C, MBN RN/6B, MBN RN/10A, MBN RN/11.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New

Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Prior to the commencement of development, a detailed schedule of works for the repair and maintenance of the buildings, shall be submitted to and approved in writing by the New Forest National Park Authority. These details shall include:

- a) precise details of all new materials to be used, including where they are to be inserted, and sample panels (to be approved on site) of any new brickwork
- b) typical joinery details at a suitable large scale including window/doors, eaves, verge, bargeboards, soffits, guttering.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include :

- a) the existing trees and shrubs which have been agreed to be retained;
- b) a specification for new planting (species, size, spacing and location);
- c) areas for hard surfacing and the materials to be used;
- d) other means of enclosure, including details of gate posts;
- e) details of all external lighting;
- f) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 No windows or rooflights other than those hereby approved shall be inserted into any of the buildings unless express planning permission has first been granted.

Reason: To ensure the accommodation provided on the site remains of a size appropriate to its location within the countryside and to comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report (ecosupport limited dated July 2016) approved as part of this planning application.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP10 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 9 The buildings identified on Drwg No MBN RN/5B the subject of this permission, shall only be used for the incidental purposes to the dwelling on the site as described on the drawing and shall not be used for habitable accommodation such as kitchens, living rooms

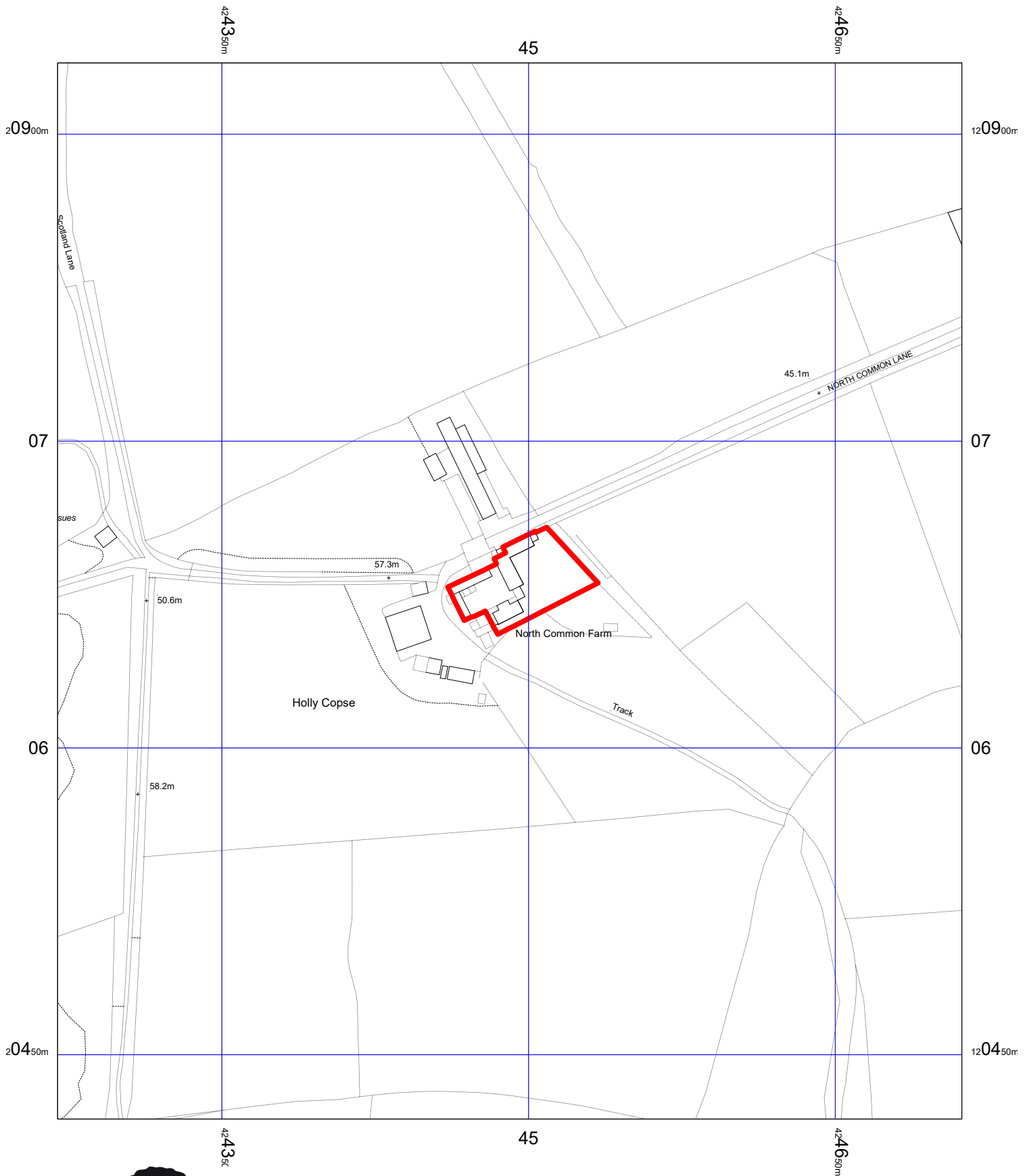
and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP11 and DP12 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 10 No development shall take place until a full colour photographic record, in digital form, of the building the subject of this application has been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To serve as a record of the building in its pre-altered state in accordance with policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).





New Forest National Park Authority  
 Lymington Town Hall, Avenue Road,  
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 10/08/2018

**Ref: 17/01075/FULL**

**Scale: 1:2500**

© Crown copyright and database rights 2018 Ordnance Survey 100014703

