

typically gabled corrugated iron roofs, and few external openings. The oldest outbuilding in the complex is a grade II listed 18th century eight bay barn, with original threshing doors still intact. The frontage of the yard has an additional 1970s lean-to that once served as further stables. This has recently been used as ancillary farm storage and for poultry, contained by chicken fence. Its simple brick and timber clad construction is subdivided into 3 stalls, and protected by a corrugated metal roof. Though it does not share the stable's historical value, its footprint is still significant. The same applies to the unstable, roofless East side of the property, which has deteriorated but still forms part of the history of the farm. This part once extended to meet the stables on the west side of the yard to create a fully enclosed corner.

- 1.3 Internally, the main stable block is partitioned into 3 bays, with its largest bay featuring subdividing blockwork walls and supporting wooden posts, inset in concrete footings. The walls have been distempered with lime and mortar, but this is slowly disintegrating to expose the original brickwork. The floor consists of unstable floor joists, which require substantial repair. The cambered timber window cases are also in a poor state, but features such as the chimney can be left intact, and merely cleaned up. The bay that the chimney features in has harnesses still hanging from its walls, suggesting that it was once a tack room, something that was usually only present on larger, more prestigious estates.

2 Planning History

APP/17/00658 - Listed Building application for renovation and conversion of stable building, replacement of 1970's lean-to, and re-construction of derelict east end to create 1No. 3 bedroom 2 storey dwelling - this parallel listed building application is currently under consideration and can be found elsewhere on this agenda.

APP/16/01234 - Change of use from redundant farm building to B1 office use. Permission 16/2/17

APP/16/01129 - Change of use from agricultural building to a flexible use (within classes A1, A2, A3, B1, B8, C1 or D2) subject to prior approval covering flooding, highways and transport issues, noise impact and contamination risks on site. Withdrawn 30/11/16

APP/10/01015 - Application for Lawful Development Certificate for change of use from agricultural use to carpentry workshop. Certificate Granted 21/5/15

APP/10/01014 - Application for Lawful Development Certificate for change of use from agricultural use to commercial storage (of motor vehicles). - Granted certificate 21/5/15

Part of the wider site: APP/14/01164 - Solar installation comprising ground-mounted solar panels, associated switch room building and landscaping. Permission 24/12/14

3 Proposal

- 3.1 The proposal is for the renovation and conversion of the stable building, replacement of 1970's lean-to, and re-construction of derelict East end to create 1No. 3 bedroom 2 storey dwelling. To facilitate the practical conversion of the building it is proposed to install a timber glazed assembly to allow light into the full height living space. The proposals have been designed to retain as much of the former and existing character of the structure as possible, retaining important internal features, including part of the highly-significant stable, and reusing existing doors, windows and walls where possible. There are a number of internal alterations proposed which are considered under the parallel listed building application.

- 3.2 The derelict east side of the property is proposed to be reconstructed like-for-like to accommodate a double height lounge with an overlooking gallery space. Its roof trusses are proposed to be exposed and match the existing structure. The more recent 1970's addition was poorly constructed and is proposed to be replaced by a new extension to accommodate 2 bedrooms, a large family bathroom. It also includes a utility room that provides an alternative entrance to the property. This new construction would follow a similar scale and shape of the original lean-to.
- 3.3 The application proposes two on-site car parking spaces to be located within the existing grassed courtyard to the south west of the building, which would then lead to the proposed garden area for the property.
- 3.4 The application was submitted with:
- Design, Access and Heritage Statement
 - Method Statement
 - Phases I and II Ecology Report
 - Plans and section of the proposed development

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

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

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Listed Building Grade: Grade II
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Objection

Building Control, Havant Borough Council

Private road/drive should be checked to ensure compliance with Requirement B5 (Fire Authority Access).

Bin storage to be provided.

County Archaeologist

No Objection

County Ecologist

No objection subject to conditions:

The application is accompanied by a (draft) Phase 1 Survey report (EcoSupport, January 2017) and a Phase 2 Bat Surveys report (EcoSupport, June 2017). The building has been shown to support roosting bats, with at least seven individuals of three species observed emerging from the structure. These roosts are considered to be low status, non-breeding roosts.

This development will affect bats, which receive strict legal protection under UK law by the Wildlife and Countryside Act 1981 (as amended) and under EU law by the Conservation of Habitats and Species Regulations 2010 (commonly referred to as the Habitats Regulations). Where developments affect EPS, permission can be granted unless the development is likely to result in a breach of the EU Directive underpinning the Habitats Regulations and is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under a derogation from the law.

Will the development result in a breach of the EU Directive?

Yes, unmitigated, the development has potential to result in harm to individual bats and result in impacts to the favourable conservation status of bat species locally.

Is the development unlikely to be licensed?

An EPS licence can only be granted if the development proposal is able to meet three tests:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))
2. there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and
3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).

It is for you as the case officer to assess the proposals against the first two tests and you may wish to ask for further information from the applicant. In order to assess the development against the third test, sufficient details must be available to show how killing/injury/disturbance of bats will be avoided and how any loss or damage to habitat will be compensated. In this case some standard mitigation measures are proposed and the redeveloped site will incorporate bat roosting features suited to the species present: this will include a purpose-built void for long-eared bats as well as gaps within roof materials for pipistrelle bats. These are acceptable and therefore I can state that the third test is likely to be met. It is the responsibility of the applicant to ensure that a European Protected Species Mitigation licence is obtained prior to works.

The site has also been shown to support roosting barn owls and therefore a purpose-built loft area, with suitable access, is to be provided, as well as a barn owl nest box in a suitable location nearby within the site. These measures are acceptable.

If you are minded to grant permission can I recommend that ecological mitigation and enhancement measures are secured by condition.

"Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Phase 1 Survey report (EcoSupport, January 2017) and Phase 2 Bat Surveys report (EcoSupport, June 2017) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be permanently retained and maintained.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011."

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application.

Historic England

No comment - the application can be determined in accordance with the advice from the Council's own expert Conservation advice

National Amenity Society - Ancient Monuments Society

No response

Natural England Government Team

No Objection - subject to financial contribution towards Solent Recreation Mitigation Partnership (SRMP)

Waste Services Manager

No response

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: 5

Number of site notices: 1.

Statutory advertisement: 30/06/2017

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact on the character and setting of the Listed Building
- (iii) Impact upon the character and appearance of the area
- (iv) Impact upon residential amenity

- (v) Highway considerations
- (vi) Impact on Ecology
- (vii) Drainage
- (viii) Developer Contributions

(i) Principle of development

7.2 Osier Dell is designated in the Havant Borough Local Plan (Allocations) 2014 as being within a 'non-urban' area on Hayling Island. This policy restricts development for residential properties in these areas, unless it meets the policies for exceptional development in rural areas as set out in the National Planning Policy Framework.

7.3 Paragraph 55 of the NPPF promotes sustainable development in rural areas and advocates that new isolated homes in the countryside should be avoided. There is a proviso within this paragraph that where there are special circumstances such as the development being the optimal viable use of a heritage asset or where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting, such development would be acceptable. Furthermore paragraph 131 of the NPPF outlines that in determining planning applications Local Planning Authorities should take account of "the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation."

7.4 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The site is an important grade II listed designated heritage asset, which is in a state of disrepair. The NPPF requires the consideration of any harm to a heritage asset to be weighed against the public benefits of the proposal. The Conservation Officer has viewed the building and recognises that substantial investment is required to secure a future for the building. In the absence of such investment, the building will continue to deteriorate. To survive in the long term, buildings require an economic use, sufficient to sustain the cost of restoration and ongoing maintenance. It is therefore considered that there would be public benefit in restoring the building and that the principle of the conversion of the building for residential use is acceptable, as it would conserve this designated heritage asset.

(ii) Impact on the character and setting of the Listed Building

7.5 Where development affects the setting of a listed building Section 16 of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: "In considering whether to grant planning permission, the Local Planning Authority shall have special regard to the setting of listed buildings". All proposals for conversion have implications for historic fabric and character. However, this building is far better adapted to such change than many more agricultural structures - the impact of the internal changes are considered under the listed building application APP/17/00658 considered elsewhere on this agenda. With regard to the external changes a strong characteristic of agricultural buildings is the simple unpunctuated roof. The use of rooflights is best avoided, but where essential should be kept to a minimum. It is considered that the proposed number and position of rooflights in this instance, is appropriate in this context.

7.6 The proposed extension, which would form two bedrooms and a bathroom will replace the existing 1970's lean-to. The existing structure is of no historical merit, the proposed extension is slightly wider and deeper, however it is considered to maintain a subordinate scale to the main building. In addition the proposal would use high quality materials which will add a contrast between the old and new, but would not clash with or compromise the historic structure. It is therefore considered that the proposed external alteration would conserve the character and setting of the listed building.

(iii) Impact upon the character and appearance of the area

7.7 The application site is visually contained within the existing complex and courtyard. The external changes to the buildings are minimal. The proposed residential curtilage for the dwelling is contained within the existing walled area, along with the proposed car parking. As such the wider impact of the development would be minimal, in combination with the site being largely screened, with any public vantage points being long distance in nature. In addition the car parking is arranged in informal nature and will replace what is currently used for storage of large agricultural vehicles. It is therefore considered that given the layout, size and scale of the proposals that it would not have a significant adverse impact on the character and appearance of the area.

7.8 It is acknowledged that there is a need for control over night sky pollution in non-urban areas and that no lighting should be in such locations unless necessary and justified accordingly. A condition would control external lighting on the site and would be subject to the agreement of the Local Planning Authority.

(iv) Impact on residential amenity

7.9 The site adjoins Manor House to the south, it is considered that given the degree of separation and re use of the existing building, in combination with the high level boundary wall, that the development would not have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or overbearing impact.

(v) Highway considerations

7.10 The proposed development would provide two car parking standards in accordance with adopted parking standards. It is also considered that the proposed development would not have a significant adverse impact on the safety or flow flow of the highway network. Furthermore it is noted that the Highway Authority do not object to this application.

(vi) Impact on Ecology

7.11 The application is accompanied by a (draft) Phase 1 Survey report (EcoSupport, January 2017) and a Phase 2 Bat Surveys report (EcoSupport, June 2017). The building has been shown to support roosting bats, with at least seven individuals of three species observed emerging from the structure - roosting barn owls are also supported on the site.

7.12 Given the potential adverse impact of the development on a European Protected Species (EPS), the Council's Consultant Ecologist has highlighted the need to consider 3 tests which will govern whether a licence is likely to be granted for the works from Natural England, and without which the development will not be able to proceed. Those tests are:

1. *the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))*
2. *there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and*
3. *the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b))*

7.13 With regard to the first test, the development proposed will secure a viable long term

residential use for a nationally-listed heritage asset, which is considered to be a matter of overriding public interest. With regard to the second test, it is not considered that that viable long term use can be secured without intervention in the building, given its current deteriorating condition. The works proposed are considered to be reasonable and necessary to enable the conversion to residential use to take place. With regard to the third test the development will incorporate bat roosting features suited to the species present, this will include a purpose-built void for long-eared bats as well as gaps within roof materials for pipistrelle bats. This information has been assessed by the Council's Consultant Ecologist who has raised no objection, subject to these mitigation measures being secured by condition. Taken together, it is considered that the 3 tests necessary in order for a licence to be granted for the works can be expected to be met, and the development will not have an unacceptable impact on protected species.

(vii) Drainage

- 7.14 The proposal does not significantly increase surface water as the footprint of the building remains substantially unchanged. In relation to foul drainage, the proposal involve connecting to the mains sewer, which is considered appropriate.

(viii) Developer Contributions

- 7.15 The proposed development would be subject to CIL contributions. The building remains as ancillary storage for the farm, and most recently poultry. As the conversion involves a change of use from storage and poultry to residential, it conforms to one of CIL's exemptions. This particular exemption states that if a building is in continuous use for 6 months of the past 36 months then the floor area is seen as a change of use, and no CIL charge can be made.
- 7.16 This development would also increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice with regard to all new housing development within this zone is that it is likely to have a significant effect on the SPA. Policy DM24 of the Allocations Plan which was adopted on 30 June 2014 covers this issue and allows for a financial contribution to be made towards mitigation measures. This is set at £181 per dwelling to the Solent Recreation Mitigation Project (SRMP). For the proposed dwelling, plus admin and monitoring fee, a payment of £200 is due.

8 Conclusion

- 8.1 The proposed conversion of the stable to a residential use would be the optimal viable use to secure the preservation of this heritage asset, which would outweigh any harm of a new dwelling in the 'Non urban' area of Hayling Island. The retention of the building, the removal of the dilapidated 1970's addition and the sensitive design of the restoration works would conserve and enhance the listed barn building and setting of neighbouring listed buildings. The development would be viewed within the existing rural residential context and would not harm the landscape or the amenities of neighbouring properties. The proposal would also provide suitable mitigation for protected species and has provided a financial contribution towards the Solent Recreation Mitigation Project (SRMP)

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00654 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 & BLOCK PLAN 5384 1000

PROPOSED ROOF PLAN 5384 1101

PROPOSED GROUND FLOOR PLAN 5384 1201

PROPOSED FIRST FLOOR PLAN 5384 1203

PROPOSED FIRST FLOOR PLAN WITH OVERHEADS 5384 1204

PROPOSED AND EXISTING SOUTH ELEVATION 5384 1300

PROPOSED AND EXISTING NORTH ELEVATION 5384 1301

PROPOSED AND EXISTING EAST ELEVATION 5384 1302

OPENING DETAIL (CASEMENT HAYLOFT) - 5384 1600

OPENING DETAIL (ENTRANCE TIMBER ASSEMBLY) 5384 1601

OPENING DETAIL (GLAZED DOOR HAYLOFT) 5384 1602

OPENING DETAIL (LOUNGE TIMBER ASSEMBLY) 5384 1603

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 All new works and works of making good to the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason: To ensure that the character and setting of the listed building is preserved in accordance with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 5 No vents or flues, plumbing or pipes, other than the rainwater downpipes, shall be fixed to the external faces of the building unless agreed in writing with the Local Planning Authority.

Reason: To ensure that the character and setting of the listed building is preserved in accordance with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 6 A landscape management plan, including long term design objectives, details of hard and soft landscape works including planting plans; written specifications (stating cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground construction works. The landscape management plan shall be carried out in accordance with the approved details. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Phase 1 Survey report (EcoSupport, January 2017) and Phase 2 Bat Surveys report (EcoSupport, June 2017) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be permanently retained and maintained.
Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 2011.
- 8 No external lighting shall be installed on the site unless details of the position, height and type of lights have been submitted to and approved in writing by the local planning authority. The external lighting shall be installed and operated in accordance with the approved scheme and no other lighting shall be installed or operated.
Reason: To prevent light pollution and in the interests of the amenity of the area and neighbouring properties in accordance with policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

Appendices

- (A) Location Plan
- (B) Block Plan
- (C) Proposed Roof and Layout Plan
- (D) Proposed Ground Floor Plan
- (E) Proposed First Floor Plan
- (F) Proposed and Existing South Elevation
- (G) Proposed and Existing North Elevation
- (H) Proposed and Existing East Elevation
- (I) Proposed Section A-A and B-B
- (J) Proposed Section C-C