

**Hampshire County Council
Director of Economy, Transport & Environment**

Applicant: Hampshire County Council

Partial conversion of an existing outbuilding (referred to locally as Roberts Bungalow) to provide shared accommodation (category C4 houses in multiple occupation) at Jermyns House, Jermyns Lane, Ampfield, Romsey SO51 0QA (Application No. 12/00169/HCC3S)

(Received: 19 January 2012)

General

Planning permission is sought for the conversion of an outbuilding to provide shared accommodation (Use class category C4 – houses in multiple occupation) at Jermyns House, Ampfield. The building, which is the shape of an inverted 'L' is set to the rear of Jermyn's House and approximately 450m east of the main garden visitor centre. The building is of a traditional building style that has solid brick walls, natural slate roof and sliding sash windows. To ensure the outbuilding is habitable there is an element of re-roofing which will be required. It is proposed that the new roofing will match the existing natural slate roof tiles, a small amount of repointing of the brickwork will also be undertaken.

The previous use of the building has been for stables, general storage, working out buildings and as residential and office accommodation. The conversion of the building is required to enable the relocation of existing residential accommodation to provide 4 bedrooms, 2 shared bathrooms, shared kitchen/lounge and dedicated entrance lobby. There is an existing overflow car park to the rear of the building therefore no new car parking spaces are to be provided.

The outbuilding is located within the countryside on Sir Harold Hillier Gardens site which is registered as an English Heritage Historic Park and Garden, the Hillier Gardens are open to the community at specified times of the year.

A Bat Survey Report (RPS August 2012) was carried out which concluded that the re-development would be unlikely to impact upon roosting bats or impede the existing Common Pipistrelle flight lines from Jermyn's House. During the initial site inspection old bat droppings were found, however no bats were seen using the site during emergence survey work.

Development Plan

The relevant development plan document for consideration is the Test Valley Borough Local Plan (Adopted 2006). The appropriate policies are ENV 01 (Biodiversity and Geological Conservation), ENV 05 (Protected Species), ENV 16 (Registered historic parks and gardens), ENS 02 (Conversion to Residential Use), SET 03 (Development in the Countryside), ESN 09 (Housing for Key Workers in the Countryside) and TRA 02 (Parking Standards).

Consultations

Councillor Perry	Has no objection to the proposed development.
Test Valley Borough Council	Have been consulted, no comments received.
English Heritage Parks and Gardens	Have no comments to make on the application.
Garden History Society	Have been consulted, no comments received.
Hampshire Garden Trust	Have been consulted, no comments received.
Highway Authority	Have no objection to the proposed development subject to the inclusion of a condition requesting detailed of cycle parking provision.
Romsey Extra Parish Council	Have no objection to the proposed development.

Commentary

The building is currently not in use and there is no demand for the continuation of the previous use thereby satisfying policy ESN 02. The need for the accommodation on this rural site is justified as it will house the staff working on the Estate thereby complying with the requirements of policy SET 03. The principle of utilising an existing building for accommodating key workers is supported by Policy ESN 09. Due to one of the buildings previous uses being residential, and due to the site being within a larger site which has open space available to members of the public it is not considered reasonable to consider this proposal against policy ESN 22.

Due to the location of the building within a historic park and garden it is expedient to consider the external alterations proposed to ensure that the works will not negatively impact upon the character of the area. It is considered that due to the re-use of existing materials where appropriate and then the use of new materials to match existing the external appearance of the building will not be significantly altered. Consequently the works will not have an adverse effect on the special character of the area and setting of the registered historic park and garden in accordance with policy ENV 16 and ESN 02.

Whilst there is no need for additional car parking on site due to the overflow car park already in place in order to satisfy the requirements of policy TRA 02 it is necessary for details to be submitted providing information on the amount and location of cycle parking. It is recommended that a condition is attached which secures this.

The Planning Authority are satisfied with the conclusions drawn in the additional Bat Survey Report (RPS August 2012). The development is considered unlikely to result in an offence against the Conservation of Habitats and Species Regulations 2010 (as amended) that protects bats. The measures recommended to enhance the site for bats is supported and would be in line with the NPPF, the Natural Environment and Rural Communities Act (NERC) 2006 and Policies ENV 01 and 05 of the Test Valley Local Plan 2006. It is recommended that the works proceed in accordance with the recommendations set out in the RPS August 2012 report regarding the timing of the works and the method of tile removal. A condition is attached below.

It is recommended that planning permission is granted for the change of use of this building to residential accommodation.

Recommendation

That permission be granted subject to the following reason for approval and conditions:

Reason for Approval

1. It is considered that the proposal would be in accordance with the development plan (summary attached) and there is a proven need for the change of use within the countryside (SET 03, ESN 02 and ESN 09), would not materially harm the character of the registered historic park and garden (ENV 16), would not impact on the nature conservation status of bats (ENV 01 and 05) and would be acceptable in terms of highway safety and convenience (TRA 02).

Conditions

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

Hours of Working

2. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before the 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

Reason: To protect the amenities of occupiers of nearby properties.

Materials

3. The external materials to be used shall match as closely as possible in type, colour and texture to those on the existing building.

Reason: To secure a satisfactory development that will be in keeping with the character of the area.

Highways

4. Details of the amount and location of cycle parking must be approved in writing by the Local Planning Authority prior to the commencement of development and no unit on the site shall be occupied until its approved cycle parking has been provided. The approved cycle parking shall be retained thereafter for their intended purpose.

Reason: To encourage sustainable travel.

Nature Conservation

5. Development shall proceed in accordance with paragraphs 5.2 to 5.6 of the Bat Survey Report (RPS, August 2012) regarding timing and methods of roof tile removal and the installation of new bat roosting opportunities. Thereafter, the new bat roosts shall be permanently retained.

Reason: To avoid impacts to bats and to conserve and enhance biodiversity with respect to legally protected species in accordance with Policies ENV 01 and 05 of the Test Valley Local Plan 2006.

Case Officer
Kristina King

Date...12/11/2012.....

Authorised on behalf of the Director of the Economy, Transport & Environment

.....P Chadwick.....

Date...12/11/2012.....

Annexe to Reasons for Conditions (as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

Test Valley Borough Local Plan (Adopted 2006)

Policy ENV 01 – Biodiversity and Geological Conservation

The Council will seek to maintain, enhance and restore biodiversity and geological interests in the Borough and in particular the biodiversity and geological interests of:

- Internationally, nationally or locally important nature conservation sites (see Policies ENV 02, ENV 03 and ENV 04);
- Priority habitats listed in the UK Biodiversity Action Plan;
- Ancient semi-natural woodlands (including ancient replanted woodlands which have the potential to be restored through appropriate management);
- Features of the landscape that, by virtue of their linear and continuous structure or their function as stepping stones’ are of major importance for the migration, dispersal and genetic exchange of wild species;
- Biodiversity or geological interests of recognised local importance on sites proposed for development including previously developed land (see Policy DES 09);
- Legally protected species (see policy ENV 05); and
- Species of principal importance for the conservation of biodiversity in England.

Development likely to result in significant harm to the interest listed above, will only be permitted if:

- a. the need for and benefits of, development in the proposed location outweighs the loss or harm to biodiversity or geological interests;
- b. it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to biodiversity or geological conservation interests; and
- c. measures can be provided to prevent, mitigate against or compensate for the significant harm likely to result from development.

The Council will encourage the sympathetic management of existing wildlife sites and the restoration of priority habitats, particularly where it would extend or link existing wildlife sites and within “areas of strategic opportunity” for habitat restoration (as identified in the South East Plan).

Policy ENV 05 – Protected Species

Development which would affect a legally protected species or a site supporting a legally protected species will only be permitted if:

- a. individual members of the species and, in all relevant cases, their breeding and resting places are not harmed; and
- b. in all relevant cases, discrete colonies of the species affected can be sustained.

Where development is permitted disturbance to the species and, in all relevant cases, their breeding and resting places should be reduced to a minimum.

Policy ENV 16 – Registered Historic Parks and Gardens

Development will only be permitted if it would not have an adverse effect on the historic character or landscape value of a registered historic park or garden, as indicated on the Proposals and Inset Maps and set out in Appendix 7.

Policy ESN 02 – Conversion to residential use

Within settlements the conversion and sub-division of buildings to residential use including upper-floor space above shops, will be permitted provided that:

- a) The continuation of any non-residential use is not viable and/or there is no market demand for that use, or in the case of vacant non-residential properties, the previous use; and
- b) Conversion can be achieved without adverse impact on the character of the building and its contribution to the street scene.

Policy SET 03 – Development in the Countryside

Development in the countryside (i.e. outside the boundaries of settlements defined by Policy SET 01 and shown on the Inset Maps) will only be permitted if:

- a) There is an overriding need for it to be located in the countryside; or
- b) It is of a type appropriate in the countryside as set out in Policies SET 06 – 13, ESN 05-09, ESN 11, ESN 13-14, ESN 23-25 and ESN 27-30.

For developments that require a building or buildings, it must be demonstrated that in the locality there are no existing buildings:

- c) Which are adequate for the proposed use;
- d) Which reasonably could be made available;
- e) Which have been severed from an existing farm unit; or
- f) Which have recently changed from the proposed use.

Policy ESN 09 – Housing for Key Workings in the Countryside

In the countryside, dwellings for essential workers will only be permitted if:

- a) It is justified as essential for operational reasons that the worker is resident only on-site;
- b) The accommodation is provided on-site within the existing cartilage;
- c) Existing buildings are utilised to provide the accommodation wherever possible; and
- d) Any conversion, extension or new building does not detract from the character of the existing building(s) or surrounding area or the amenity of nearby residents.

Policy TRA 02 – Parking Standards

Development (including change of use) will be required to provide parking for cycles, motorcycles, cars and commercial vehicles in accordance with the standards set out in Annex 2.