

WINCHESTER CITY COUNCIL  
 DEVELOPMENT CONTROL DELEGATED OFFICER REPORT  
 DATE OF RECOMMENDATION 10 February 2011

*Winchester  
 City Council  
 Planning  
 Department  
 Development  
 Control*

## Delegated Decision

**TEAM MANAGER  
 SIGN OFF SHEET**

<b>Case No:</b>	11/00085/APN	<b>Valid Date</b>	17 January 2011
<b>W No:</b>	AG/PN/241/01	<b>Recommendation Date</b>	10 February 2011
<b>Case Officer:</b>	Mrs Anna Hebard	<b>8 Week Date</b>	<b>14 February 2011</b>
<b>Recommendation:</b>	That no objection be raised	<b>Decision:</b>	<b>Delegated Decision</b>
<b>Overall Expiry Date:</b>	3 February 2011		

**Proposal:** Extension to existing agricultural building for additional storage

**Site:** Land At Owslebury Bottom Owslebury Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	N	N	N	Y

DELEGATED ITEM SIGN OFF	
No Objection Is Raised	
Signed & Date:	
<i>Julie Pinnock</i> 10/02/2011	

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL DELEGATED OFFICER REPORT  
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**Site Factors:** Within the countryside  
Civil Aviation  
South Downs National Park

**Site Description**

- The land which contains the existing open sided barn lies at the corner of the agricultural field
- The land rises significantly from north west to south east which results in the existing barn being mostly hidden from views
- There is a second barn at the top of the field in the south corner of the field
- At the access to the field there are wooden gates, and the field is bounded by hedging

**Relevant Planning History**

- 03/02052/APN Open Fronted Barn for Hay and Straw Storage – No Objection - 03.11.2003

**Proposal**

- Extension to existing agricultural building for additional storage
- Cladding of existing barn

**Consultations**

- Landscape – No comments received
- SDNPA – No comments received

**Representations:**

Owslebury Parish Council – No comments received  
Neighbour Representation = No comments received

**Relevant Planning Policy:**

South East Plan 2009

- C2

Winchester District Local Plan Review

- CE13 DP3

Supplementary Planning Guidance:

- Design Guidance for Farm Buildings

National Planning Policy Guidance/Statements:

- PPS7

**Planning Considerations**

Principle of development

Agricultural development is permitted development; however the Town and Country Planning (General Permitted Development Order) 1995 requires farmers wishing to construct new buildings or roads on farms of 5 hectares or more to notify the Local Planning Authority in advance. It has been established that this development is classed as permitted development and falls within the requirements of Schedule 2, Part 6, A, of the Town and Country Planning (General Permitted Development) Order 1995.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL DELEGATED OFFICER REPORT  
DATE OF RECOMMENDATION 10 February 2011

The Authority can therefore comment on the design, siting and materials of the proposed development (but not on the principle), or the LPA must require the submission of a planning application. In considering such notifications the Authority will expect the impact of new development to be minimised.

#### Policies

This application in terms of design, scale and layout, can be considered to respond positively to the character, appearance and variety of the local environment.

The proposal is not considered to have an unacceptable adverse impact on adjoining land, uses or property in accordance with policy DP3.

Policy CE13 of the WDLPR 2006 applies to the development which states; Agricultural, horticultural or forestry development, for which a rural location is essential, will be permitted provided no suitable alternative building or facility is available which could reasonably be used for the intended purpose.

The Local Planning Authority is satisfied that development is essential to the proper functioning of agriculture or forestry and that it has to be located in the countryside rather than within an existing settlement.

- An additional building for the storage of materials related to the farm is considered to be in accordance with this policy as its essential to the proper functioning of agriculture, the existing facilities are inadequate.

Policy C2 of the South East plan applies to the development as it is within the National Park boundary. The two statutory purposes of the National Parks' designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas; and
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between the two, conservation takes precedence. The provisions of government policy relating to National Parks (currently including PPS7, English National Parks and the Broads circular dated March 2010 and the SE Plan) apply. The effects of the outbuilding on the character of the area are discussed below.

#### Impact on character of area

- The extension to the existing agricultural building is of a reasonable size and effort has been made extend the existing barn rather than erecting a new barn separately within the site. This will reduce its visual impact, therefore the siting is considered to be appropriate and the LPA is satisfied that the impact of new development is minimised.
- The existing barn is slightly visible from views across the field, and the cladding of the existing building and the extension will increase the prominence of the building, however with the hedging and surrounding trees it will not appear incongruous or out of keeping within this agricultural environment.
- The field is bounded by hedging and solid timber gates at the accesses, therefore the views through to this field are very limited from the public realm.
- The steel sheet roof and walls are not ideal, however it is proposed to use a green/brown colour which will not appear overly prominent and this therefore this material on balance, considered appropriate.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL DELEGATED OFFICER REPORT  
DATE OF RECOMMENDATION 10 February 2011

- It is therefore considered that the design, siting and materials are appropriate for the visual impact of the building to be minimised.

Impact on neighbours

- There are some rural dwellings within the vicinity, however none of which are within close proximity, and this additional agricultural building will not have any detrimental impacts on these properties.

**Recommendation**

**NO OBJECTION IS RAISED**

**Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: CE13 DP3  
South East Plan: C2