
Appeal Decision

Site visit made on 30 July 2019

by John D Allan BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th August 2019

Appeal Ref: APP/W1715/D/19/3230325

Stroudwood Farm, Winchester Road, Lower Upham, SO32 1HH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs K Lerner against the decision of Eastleigh Borough Council.
 - The application Ref H/19/85019, dated 21 February 2019, was refused by notice dated 24 April 2019.
 - The development proposed is the erection of a triple oak framed garage.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the setting of a Grade II Listed Building.

Reasons

3. Stroudwood Farmhouse is a Grade II Listed Building. There is a statutory duty under Section 66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 for me to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
4. The listing description for Stroudwood Farmhouse describes the architectural detailing of this dwelling, which was built in two stages during parts of the 18th and 19th Centuries. Although the primary special interest of the building is expressed in its architecture, the setting of the building is a contributor to its significance as a designated heritage asset. I share the Council's expressed view that the historical status of the building and its original owner is elevated by its proud position and open aspect towards the road frontage, despite the buildings that exist to its sides and rear.
5. I recognise that the current extent of vegetation to the site's front boundary means that only limited glimpses can be had of the dwelling from the public domain. However, this extent of vegetation may not always remain, despite

the appellants' current intent to further screen the building with additional planting. Regardless, the open setting of the farmhouse and its association with Winchester Road can be fully appreciated upon the approach from the gated entrance to the west.

6. The proposed building would stand directly in front of the farmhouse. Although it would be separated from it by some 25m, it would occupy space that is important to the building's setting, thereby directly impacting upon the ability to fully appreciate the significance of the heritage asset. Whilst subservient in terms of height, and appropriate in appearance to the wider character of the area, the building would have a considerable visual presence in association with Stroudwood Farmhouse.
7. Although the harm that I have identified would be less than substantial, there would be no public benefit arising from the proposal to offset the identified harm to which I must attach considerable importance and weight. The proposal would, therefore, fail to sustain or enhance the setting, and thereby the significance of, the designated heritage asset. As such it would conflict with the specific requirements of Policy 174.LB of the Eastleigh Borough Local Plan Review 2001-2011 and would fail to satisfy the design criteria within its Policy 59.BE. It would also conflict with the National Planning Policy Framework insofar as it seeks to conserve and enhance the historic environment.

Conclusion

8. For the reasons given, I conclude that the proposal would cause harm to the setting of a Grade II Listed Building. Accordingly, and having regard to all other matters raised, the appeal is dismissed.

John D Allan

INSPECTOR