



Appeal Decisions

Site visit made on 28 May 2025

by **AJ Steen BA(Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 27 June 2025

Appeal A Ref: APP/C1760/W/24/3354551

Faircroft, 43 - 44 Monxton Road, Abbots Ann, Hampshire SP11 7BA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr M Heapey & Ms A Markland against the decision of Test Valley Borough Council.
 - The application Ref is 24/01552/FULLN.
 - The development proposed is the erection of glass link between existing dwelling and barn.
-

Appeal B Ref: APP/C1760/Y/24/3354554

Faircroft, 43 - 44 Monxton Road, Abbots Ann, Hampshire SP11 7BA

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Mr M Heapey & Ms A Markland against the decision of Test Valley Borough Council.
 - The application Ref is 24/01553/LBWN.
 - The works proposed are the erection of glass link between existing dwelling and barn.
-

Decisions

1. Appeal A is allowed and planning permission is granted for the erection of glass link between existing dwelling and barn at Faircroft, 43 - 44 Monxton Road, Hampshire SP11 7BA in accordance with the terms of the application, Ref 24/01552/FULLN, subject to the conditions in the attached schedule.
2. Appeal B is allowed and listed building consent is granted for the erection of glass link between existing dwelling and barn at Faircroft, 43 - 44 Monxton Road, Hampshire SP11 7BA in accordance with the terms of the application Ref 24/01553/LBWN and the plans submitted with it, subject to the conditions in the attached schedule.

Preliminary Matters

3. In determining these appeals involving a listed building located within a conservation area, I have had special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Main Issue

4. The main issue in both appeals is whether the proposal would preserve the Grade II listed buildings known as Faircroft and the barn west of Faircroft or their setting or any features of special architectural and historic interest (or significance) which they possess.

Reasons

5. Faircroft is listed grade II and comprises a cottage converted from a pair of cottages dating to the 17th century but with cladding from the 19th century. The walls are of Flemish bond with cambered openings and casement windows. It has been extended over time, including an extension to the west between the historic cottage and adjacent barn. The significance of the listed building arises from its modest cottage character in a prominent position on Monxton Road.
6. The barn west of Faircroft was constructed in the early 19th century and is described in the listing as a 5-bay timber framed barn with a thatched roof and weatherboarded walls on a brick plinth. In reality, it is of 3 unequal sized bays. It has been extended with low height wings. It has now been converted to residential use, with the end to which the glass link would be attached being a living space open to the roof. Its significance is influenced by what remains of its agricultural character and retained fabric, such as its timber frame.
7. The proposal is to connect the cottage to the barn. That would involve forming a hole through the walls of both, with a simple glazed extension linking the two. That would be set back within the gap, such that it would be visible in only very limited views from within the garden. The extension would be a modest and subservient addition to the two buildings, using modern materials that would allow views through. Whilst it would link two buildings, this size, form and choice of materials ensures that their appearance would remain sufficiently separate and distinct that it would not affect their special architectural and historic interest. Their appreciation and understanding as two domestic and agricultural buildings would not alter.
8. The steps within the link rise up to take account of the slope of the land and also to enable the retention of the plinth and timber sole plate within the barn. Provided the timbers of the frame of the building are retained as proposed, there would be no effect on the frame and any removal of the structure internally between the frame would be capable of reinstating, such that this would not affect the architectural or historic interest of the barn as a listed building.
9. The works would require removal of a small section of weatherboarding on the outside of the building. That to be removed to form the opening appears to be older weatherboarding than that on other parts of the building. Nevertheless, it is a softwood boarding and, as such, would be expected to be replaced from time to time. I understand this section may have been replaced in 1983. Insertion of pedestrian doors into barns is not uncommon and, in this case, could be easily removed and the wall reinstated given the proposal would only alter parts of the building that would commonly be replaced from time to time.
10. The removal of a small section of the wall to link to the cottage would involve works to a later extension of the building. As such, it would not affect its architectural or historic interest as a listed building.
11. For these reasons and on balance, I conclude that there would not be harm to the architectural or historic interest of the barn as a listed building, nor would there be an effect on the architectural or historic interest of Faircroft as a listed building. As a result, the proposal would not affect the significance of the buildings as heritage assets.

12. The proposal would comply with Policy E9 of the Test Valley Borough Revised Local Plan that requires development or works affecting a heritage asset to make a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance and setting.

Other Matters

13. Faircroft is located within the Abbots Ann Conservation Area that comprises a dispersed village around minor rural roads and lanes meandering around the valley bottom of the Pilhill Brook and surrounding meadow grassland. Monxton Road rises up from the centre of the village onto the chalk downland and to the village of Monxton. Faircroft is in a prominent position, the side of the house facing directly down Monxton Road toward the centre of the village. Nearby historic buildings are mainly similar in style, being modest brick and flint buildings, some with exposed timber framing, located close to the road. However, the wider conservation area is more varied in style with more modern development interspersed with those traditional buildings. The significance of the conservation area is derived from the variety of historic development on the rural roads and lanes.
14. The proposed glass link is located to the rear of Faircroft, away from Monxton Road. It would be located between the two listed buildings of Faircroft and the barn, would be very small and would be subservient to those buildings. It would be visible only in very limited views in the grounds of the property and its modern design would ensure that it would appear as a minor, modern and modest addition. As a result, it would preserve the character and appearance of the conservation area.

Conditions

15. To meet legislative requirements, conditions shall be imposed on both decisions to address the period for commencement. I shall also impose conditions for the following reasons. I have amended the wording of conditions suggested by the Council in the interests of clarity. I shall impose a condition specifying the relevant drawings in appeal A as this provides certainty. Conditions are necessary for details and samples of materials to be submitted and approved prior to development commencing to ensure that the building is constructed in materials that would maintain the architectural or historic interest of Faircroft and the barn.

Conclusions

16. For the reasons given above appeals A and B should be allowed.

AJ Steen

INSPECTOR

Schedule of conditions

Appeal A

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.

- 2) The development hereby permitted shall be carried out in accordance with drawing numbers:
Location and Site Plan, drawing number 210630-100
Proposed Plan, South and North Elevations, drawing number 210630-101
Proposed Sections, drawing number 210630-102
Link Details, drawing number 210630-110
- 3) No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and samples.

Appeal B

- 1) The works hereby permitted shall begin not later than three years from the date of this decision.
- 2) No works shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and samples.