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From: Shedfield Parish Council

Case No: APP/L1765/C/22/3300180

Closing Date for comments: 09 August 2022

Site Address: The Red House Botley Road Shedfield Southampton Hampshire SO32 2HN

Comments:

Shedfield Parish Council wish to comment as follows:

The creation of a new dwelling at The Red House from an existing ancillary garage building, shortly after the Appellant's purchase of the property, was first brought to Shedfield Parish Council's (known as SPC) attention by a concerned resident late in 2020. Following a roadside inspection, SPC reported this matter to Winchester City Council (known as WCC). Owing to Covid restrictions, WCC had limited access to investigate the matter and the conversion works were unhindered.

Since the Appellant's ownership on the 05.06.2020, SPC have engaged with WCC regarding another investigation and a subsequent Enforcement Notice at The Red House 20/00244/WKS. This involved the erection of a sizeable log cabin together with the supply of underground services within Ancient Woodland and SINC. Sadly, the owner of The Red House has only recently satisfied the Notice, which expired in November 2021. The structure still remained for months after the expiry of the Enforcement Notice. However, we are reassured by WCC that the building has now been demolished and the services removed but we remain concerned regarding the recovery of the SINC and the woodland floor of this now TPO woodland.

SPC would draw the Inspector's attention to the Enforcement Appeal Form completed by the Appellant's Agent, Pegasus Group. Section H. Other appeals. Answered as NO. However, Pegasus Group are currently handling an appeal for the Appellant on neighbouring land at Shedfield Equestrian Centre APP/L1765/W/21/3289127. Three further enforcement appeals are in progress on Shedfield Equestrian Centre but not being handled by the Pegasus Group.

SPC understand since the Appellant's ownership, The Red House has not been owner occupied but rented out. We would have welcomed sight of the tenancy agreement referred to by the Pegasus Group within the appeal documentation. This would have brought clarity to the initial tenancy granted at The Red House referred to within the Appellant's Statement of Case.

Once the conversion works were completed in early 2021, to the ancillary building now known as White House Cottage, an EPC was secured. Effective from the 27.04.2021. An exemption was needed owing to the inadequate rating. The property was advertised as a detached cottage on the open market, firstly, on the Rightmove portal in April 2021 via Clarke Mews in Southampton. We understand that the property was subsequently let and occupied. Since the Enforcement Notice has been served, the Appellant has changed Agent and the White House Cottage is now being advertised on <https://www.linkslettings.co.uk/properties>. The link is dated the 01.08.2022 The photo is taken from the rear garden.

The previous owners of The Red House are members of the Franklyn family. The Red House was part of the Franklyn Estate. Members of the family have confirmed to SPC that the ancillary Red House garage building was not habitable prior to the Appellant's ownership, but merely a garage for three vehicles with an inspection pit along with boarded space above.

This local family have also provided historical detail of The Red House and other family property and uses that are relevant to the appeal.

The Red House was originally three small workers' cottages built circa 1790. The occupants would not have employed a servant such as a groom. Evidence of the original terrace build can still be viewed today.

The Red House is believed to have been converted with additions to one dwelling in approximately 1863. The family confirm that significant works were undertaken to the structure used as a garage by them, just after WW2.

The Franklyn Estate owned land and property throughout Shedfield Parish. The most notable being New Place, a Grade 1 Listed Building within walking distance of The Red House. This grand Lutyens' house had staff accommodation with large stables plus accommodation for grooms. All Franklyn family grooms were housed at New Place. New Place is now a luxury hotel and the buildings that once supported the estate and household have now been converted to provide spacious residential accommodation known as Upper and Lower Stables in Upper Church Road, Shedfield.

Neighbouring The Red House, is Red House Cottage. This was also owned by members of the Franklyn family and disposed of in 1999. This property was used for family staff accommodation during the twentieth century.

Members of the Franklyn family have categorically advised SPC that they do not believe in their own lifetime that the ancillary building within The Red House grounds was ever used as accommodation. Neighbouring Red House Cottage provided accommodation for household staff to generations of the Franklyn family whilst at The Red House. The New Place family stables provided grooms' accommodation for all the family prior to the motor car.

Therefore, this first-hand family estate history does not support the suggestion by the Pegasus Group that this ancillary building may have been used by a groom or any other employee. In simple terms there was no need.

Both neighbouring properties Red House Cottage and Longcroft share boundaries with The Red House. We believe these properties are negatively impacted by overlooking from the rear first floor bedroom window within White House Cottage. This has been observed by a local councillor from a neighbour's garden. It may be the case on a site inspection that other windows harmfully impact on these neighbouring properties. The Red House itself will also suffer overlooking. DM17 refers.

The Red House stands on the A334. A busy and very fast main road with a hidden dip towards Church Road and a dangerous bend from the Botley direction. This road has a 40mph speed limit. The traffic routinely exceeds the speed limit and a recent SLR has been installed near The Red House to attempt to calm the speed. The roll out of the SLR scheme was supported by Hampshire Highways.

Prior to the Appellant's ownership, The Red House had a horseshoe drive. A separate entrance and exit to ensure safe passage whether in a car or on foot. The Appellant has changed this arrangement to provide a new access to White House Cottage, thereby leaving The Red House a single access to the A334. We do not believe that this provides a safe and effective use to either The Red House or White House Cottage. DM18 refers.

SPC believe that WCC have thoroughly investigated this ancillary building and its history prior to taking enforcement action. SPC support this action and believe that there has been a material change of use and we support the grounds contained within of the Enforcement Notice.

Furthermore, we do not believe the requirements of the Notice are excessive.

Signed: *T S Daniels*
Planning and Projects Officer

Date: 08 August 2022