



**Planning/Heritage Statement**  
for a  
**Replacement car barn and garden outbuilding**  
at  
**Rowleys, Frog Lane, Rotherwick RG27 9BE**  
for  
**Mr Johnston**

Heritage Ref     HA/2115  
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## **Reference Documents**

This document is to be read in conjunction with the following documents:

1. Drawing(s) ref HA/2115/1-3 rev 1 dated 20/1/21.

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## **1. Introduction**

This statement is submitted in support of the planning application on behalf of Mr R Johnston for a replacement car barn with log store and garden outbuilding at Rowleys, Frog Lane, Rotherwick, RG27 9BE.

## **2. The Site and its Surroundings**

The site which is the subject of this application, a detached farmhouse was originally constructed circa c17 with various later alterations.

The house is Grade II listed, UID 1244538. Listing is as follows:  
C17, circa 1900. 1 storey and attic, 4 windows. The house has an old northern part (with exposed timber framing) but is mainly of the later period. Red tile roof, 3 dormers with tile gables and cills at eaves level. Painted brick infill and other walling, with a battered corner buttress at the south end. Metal casements. Slide porch with brick cheeks (having small openings) and a single- sloping roof, glazed door and window within.

The site lies within the Green Belt and the Rotherwick Conservation Area.

The immediate surroundings comprise similarly aged and sized dwellings with some having been extended in the recent past.

The house and two outbuildings that are to be replaced can be seen in the photograph below:







Existing car barn/garage



Existing shed/outbuilding

### **3. Planning History**

The house has naturally been extended over the years. The available history from Hart DC is as follows:

17/00072/LBC - Replace existing windows. Replace external paint work.

17/00193/LBC - Replacement of all roof finishes.

03/00214/FUL - Single storey rear extension to replace existing following demolition of existing. Amended plans - construction of new internal wall to form cloakroom; kitchen window

03/00215/LBC - Replacement garden/family room, white painted brick walls, timber framed windows, clay tiled roof. Internal alterations restore dwelling to sixteenth century layout .with ensuite , dressing room in existing first floor area. SEE 03/214/FUL

94/01030/LBC - Demolition of dilapidated wood garage and erection of a pine shed.

67/06160/H - Addition of bedroom and sun room

48/00077/H - Alterations to 10 and 11 Frog Lane to form one dwelling

A pre-app was submitted by the applicant (ref 20/02206-Preap) for the proposed scheme in 2020.

The response was positive with the conclusion being "...It is my opinion, the proposal would be acceptable in term of design & impact and would therefore likely receive officer support..."

#### 4. Proposed Development

The aim of this proposed development is to replace two dilapidated outbuildings with replacement structures that are both functional and complementary to the existing listed dwelling.

The car barn is to comprise a classic timber car barn style with a dark-stained weathered timber boarding under a plain tile roof. Doors and windows will be timber of a similar style.

The other outbuilding is also to comprise dark-stained weathered timber boarding under a plain tile roof. Doors and windows will be timber of a similar style.

#### Materials to be used are as follows:

The following materials are to be used:

Roof	Weathered handmade clay plain tile to match existing house.
Timber boarding	Dark-stained sawn horizontal timber boarding.
Windows	Oak frames in a country style with black ironmongery to match existing house.
Doors	Oak frames & doors in a country style with black ironmongery to match existing house.

#### Gren Belt area calculations:

Area calcs are as follows:

	<i>Existing</i>	<i>Proposed</i>
Outbuilding Shed	17m <sup>2</sup>	20m <sup>2</sup>
Car Barn/Garage	30m <sup>2</sup>	52m <sup>2</sup> (increase = 25m <sup>2</sup> or 53%)

## **5. Design**

### **Context for design**

The area is characterised by varied house sizes and types although generally older styles set within mature landscaped grounds. The vast majority are individually designed reflecting different periods of 17-19<sup>th</sup> century design.

The design of the proposed outbuildings has been derived with particular design cues taken from the host dwelling and other dwellings in the immediate area.

### **Use**

The site comprises a single residential dwelling with outbuildings.

### **Amount**

The site shall be retained as a single detached dwelling which is considered to be the appropriate amount of development for this plot/immediate area.

### **Scale**

The development has regard to and respects the scale, height and general proportions of other buildings within the surrounding area.

A key feature of the area is the space which exists around the buildings within the area. Accordingly, this has allowed the development to retain a good visual and physical separation between itself and its neighbours and maintains the spacious character of the area.

### **Landscaping**

The proposed development has sought to maintain all of the existing soft landscaping and used this as an integral part of the design.

It is intended to retain all existing trees and boundary planting to protect the privacy of neighbours and the character of the site and to preserve the visual qualities of the locality.

The design and internal arrangement of the building has been considered in detail to ensure that trees will have minimal impact upon the amenity of the occupants and remove future pressure for removal.



**Appearance**

The proposed design takes dilapidated outbuildings and replaces them with suitable designed replacements in character with the host listed building.

As well as seeking to maintain a high degree of visual separation, the design also seeks to ensure that the amenity of existing neighbouring residents is respected as well as providing a high degree of amenity for the occupiers.

## **6. Access**

### **Access Principles**

The design should facilitate the use, access and mobility around the dwelling by all users including those with disabilities.

The design should integrate with the existing road and footpath infrastructure to provide ease of movement within the local community infrastructure.

The proposal should support convenient and safe travel for all users in a balanced manner.

Adequate provision should be made for access by emergency services.

### **Access Solution**

This development proposes a scheme which accords with the general pattern of the area, and which takes advantage of the excellent accessibility provisions of its location. There is a good choice of shops, schooling and recreational facilities nearby.

The proposed design retains the existing access, driveway and parking.

Access to the dwelling is made via flat gravelled driveway to the public highway and associated footpaths with disabled access being provided via the side of the property.

Disabled users and older/less mobile users are amply catered for with the open-plan living areas and rear patio on what is essentially a level plot.

The driveway adjacent to the dwelling is spacious with ample area for manoeuvring and parking adjacent to the dwelling. Adequate provision has been made for parking for occupants and visitors without detracting from the character of the immediate area.

If required a battery powered wheelchair may be stored and charged within the garage provided.

## **7. Conclusions**

The existing outbuildings are of poor quality and inappropriate for modern family living requirements.

The revised design provides much improved aesthetic & construction quality outbuildings which provides enhanced amenity for its occupants and visitors alike.

The proposal respects the privacy and amenities of neighbouring dwellings.

The proposal enhances the visual amenity of the street scene.

The proposal complies with local and national planning guidance.