

ONLINE CONSULTEE RESPONSE ON PLANNING APPLICATION 21/10364

Location	DODINGTON HOUSE, THE MARSH, BREAMORE SP6 2EJ
Received Date	21 March 2021
No Objection received from	NFDC Conservation

The Site

Dodington House is a grade II listed early 19th century dwelling. Its brick walled garden is situated to the east. From looking at historic OS maps dating from the later 19th century, where the walled garden does seem to appear, and along with the site visit, the walled garden would appear to be contemporary with Dodington House.

The walled garden is not independently listed and is not referred to within the listing for Dodington House. However, the walled garden is considered curtilage listed as the wall pre-dates 1948 and has an ancillary use to the main house. The characterful brick walled garden forms an important part of the social history of Dodington House, where the space would have been used to grow vegetables, soft fruit and flowers for the house.

Dodington House and the walled garden are situated within the Breamore Conservation Area, where they both contribute in a positive manner to the area's character and appearance.

The walled garden is sited behind Shepherd's Cottage, which is also listed. Numbers 1-3 Rectory Lane are not listed but are of local historic and architectural interest within the Breamore Conservation Area.

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers 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. Section 72(1) also requires special regard to be paid to preserving or enhancing the character or appearance of a conservation area.

The National Planning Policy Framework 2019 (NPPF) makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Proposal

It is proposed to remove the existing menage, replace with tennis court and construct a potting shed/store.

Comments

Following on from the submitted revised drawing for the removal of the existing menage, replacement with a tennis court and construction of a potting shed/store, it is considered that the amendments, which now show the planting of a yew hedge around two sides of the chain link fence, grassing over of the rubber topping and stone base and the revised siting and design of the potting shed/store, which would have a sympathetic and in-keeping traditional appearance with the

walled garden, sufficiently overcomes the previous concerns raised.

The visual impact of the chain link fence would be reduced by the planting of the hedge, and the relocation and revised design of the potting shed/store, which has been moved at a distance away from the neighbouring listed building, has a simple, traditional design and appearance, which is in-keeping with the walled garden.

As a consequence, there would not be any harm to the significance of the listed building or the setting of the neighbouring listed buildings.

The proposal is in accordance with the Act, the NPPF and local planning policies.

Conservation has **no objection**.

Lisa Crouch

Conservation Officer

Suggested Conditions:

- Details and samples of external materials to be submitted for approval in writing by the Local Planning Authority.
- The brick wall shall be constructed using a flush mortar joint unless otherwise agreed in writing by the Local Planning Authority.
- Full joinery details shall be submitted for approval in writing