

19 April 2021

Our ref: 210419 9097 lt sdnpa

Your ref:

Planning Department  
East Hampshire District Council  
Penns Place  
Petersfield  
GU31 4EX

Dear Sir/Madam

**REPLACEMENT DWELLING AT NO.1 WINDMILL COTTAGE, MONKEY LANE, COLEMORE, ALTON,  
HAMPSHIRE GU34 3PY [SDNP/20/05067/PRE]**

With regard to the pre-application meeting held with Mrs Mary Bird and the applicant, and the written response dated 20<sup>th</sup> November 2020, I write to you to take the discussions further for the demolition of No.1 Windmill Cottage and the replacement dwelling within the parcel of overgrown land to the west.

Planning policy supports the replacement of existing dwellings in the open countryside within the domestic curtilage. It is accepted that we are contrary to this policy by replacing the dwelling adjacent to the current domestic curtilage. To off-set the impact from moving the dwelling outside the curtilage and create a scheme that is an acceptance to the policy, we are looking at the following works: -

- (1) Following the removal of the dwelling at No.1 Windmill Cottage, the area will be planted to create a wildlife habitat that will be controlled through a legal agreement.
- (2) The reinstatement of Windmill Pond to the north of the No.1 Windmill Cottage, that once served the historic windmill.
- (3) The current overgrown parcel of land will be re-planted and landscaped to create a further area for wildlife, including a pond (initial sketches in the L&VPS)
- (4) The erection of a single storey timber clad dwelling that will sit comfortably within the rural setting. This dwelling will act as a replacement to No.1 Windmill Cottage.
- (5) A legal agreement for the farm as a whole to agree to the protection and enhancement of the landscape and wildlife through planting schemes, farming practices, and the creation of habitats. These works will once again be carried out in conjunction with a legal agreement.
- (6) The land use of the existing dwelling would be changed to agricultural, with a small area of the adjacent site proposed for the replacement dwelling changing to domestic curtilage.

It is felt that the works proposed in points 1,2,3 and 5 will offset any impact from the replacement dwelling being outside of the domestic curtilage.

The following documents have been enclosed with the current pre-application submission to help the LPA provide a detailed response and recommendations.

- A location plan showing the position of the proposed dwelling.

The Old Dairy | Sutton Scotney | Winchester | Hampshire | SO21 3NZ  
t 01962 763900 | f 01962 763901  
www.bcm.co.uk

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- A floor plan and two elevations showing the proposed design of the replacement dwelling.
- A Landscape and Visual Preliminary Study.
- Planning Justification Report.

The L&VPS makes reference to what the landscape architect recommends to integrate the proposed dwelling, which will require further survey works. The planning justification highlights how the current good work being undertaken by the farm can be taken a step further and enhance the setting to offer planning gain following the replacement dwelling. As highlighted, this can be controlled by legal declaration to ensure the applicant undertakes this work. The type of enhancements to the site and the farm are to be discussed and agreed with the SDNPA prior to the submission of a formal planning application.

The design of the replacement dwelling is a contemporary scheme that uses local and traditional materials to off-set the visual impact, whilst using modern design techniques to create an energy efficient dwelling that will go above and beyond current regulations. The efficiency of the house is a key point to the applicant who is not only looking at the use of energy but also the use of water. The applicant's vision is to create a modern building with a reduced carbon footprint using modern design and state of the art technology.

It is noted that SD30 of the SDNPA Local Plan refers to an increase of 30% for replacement dwellings. Although the new design increases the floor area from 30% to 35%, this is to create an internal space that will provide an office and washing facilities for the running of Windmill Farm. The replacement dwelling is not overbearing nor of a form which would be detrimental to the amenity of nearby residents.

Due to the strategy being put forward, "to create planning gain through the improvement of the farming practices, habitats and rural setting", it is felt that it would be a benefit for (1) a meeting with a planning officer on site and (2) a series of meetings with the relevant LPA consultants to ensure that the level of detail provided ensures the scheme goes above and beyond what is required. Once the pre-application submission has been registered, we can organise the required site visit(s) and meeting(s).

In the interim, if you have any questions, please feel free to contact me.

Kind regards

Yours faithfully



**Michael Papps**



