



HILL HOUSE PLANNING, ACCESS & DESIGN STATEMENT

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HILL HOUSE
HILL ROAD
GRAYSHOTT
GU26 6HL

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HILL HOUSE PLANNING STATEMENT



View of Hill House from the South

1 INTRODUCTION

This statement has been prepared on behalf of Alasdair and Clare Boag, the applicants and owners of Hill House, Hill Road, Grayshott. The statement is submitted in support of a planning application for alterations and extensions to Hill House. It should be read in conjunction with the other documentation submitted in support of the application.

The purpose of this statement is to demonstrate how the proposal aligns with planning policy and national planning advice, thereby establishing a presumption in favour of the proposal.

2. APPLICATION SITE AND SURROUNDINGS

Hill House is a large detached dwelling, constructed pre 1910, with a later detached two storey garage and studio, and a series of rooms within the garden retaining walls. The house occupies a generous and steeply sloping plot on the edge of Grayshott village. The topography of the site places the entrance floor of the house approximately one storey below the level of the adjacent Hill Road with the large south facing garden dropping steeply via a series of terraces towards Stoney Bottom. The existing garden wall to the street and the sloping site combine to shield the bulk of the building from the street and conceal the majority of the garden from public view.

The west elevation of the house is afforded views across the adjacent allotments towards Waggoners Wells while the presence of mature tree planting to the perimeter limits views of the lower garden from the wider landscape.

The site lies within the Grayshott Village settlement boundary. The surrounding houses on Hill Road are generally set in substantial and mature plots similar to the application site. There is no uniformity in age, scale, form or appearance of the neighbouring properties.

A series of three retaining walls and a steeply sloped earth bank form the terraced landscape of the plot. The level of the garage and Hill Road adjacent to the house is approximately 100m above ordinance datum with the entrance level terrace at approximately 97.5m above OD. The lower terrace levels are approximately 94.5m, then 92.5m, and finally 89.25m with the southern boundary of the property at approximately 87m above Ordinance Datum. The middle retaining wall houses a series of rooms within the slope with the living room terrace forming the roof. The middle and lower retaining walls are in an advanced state of collapse and currently propped with timber braces and steel ground anchors.

A geotechnical survey involving the advancing of two boreholes and 5 trial pits was carried out by GEA. In summary the steep nature of the slope on site appears to be a result of the Hindhead Anticline, a natural feature of the Hythe Beds in the area. Retaining walls have been installed in the garden in the south of the site to support terraced levels, although it is not clear whether the levels are natural or if the site has been regraded at some point, possibly during construction of the existing house in the north. The retaining wall in the centre of the site is tilting down towards the south. The slope behind the wall is at an angle of approximately 39°, which is considered excessive and is the likely cause of the



View of the middle retaining wall

apparent progressive failure of that slope.

3. PLANNING HISTORY

Hill House (previously known as High Mead) has been previously extended (pre East Hampshire planning records) to provide an infill bay to the south west corner of the main house and the detached garage and studio. The extension to the main house is particularly poorly constructed and is currently subject to water ingress.

The date and history of the middle and lower retaining walls is not clear. Historic mapping shows a semi circular cutting to the south of the house existed by 1910, with later mapping suggesting that one of the retaining walls and the store/ garden rooms had been constructed by 1969.

Two planning applications have been previously submitted by the current owners, the first in 2009 and the second in 2013. Both applications were approved but neither were constructed and planning permission for both has now lapsed.

25325-001

Permission was granted for an extension to the roof to raise the roof over the stairs and replace the flat roof portion of the earlier southern extension with a pitched roof more in keeping with the original roof.

25325-002

Permission was granted to extend the existing dwelling at ground floor level, to internally extend the ground floor level of the terrace rooms to accommodate a garden room, kitchen cellar and WC, and for the installation of a swimming pool with covered walkway with a photovoltaic array.

Pre-Application Advice

In 2019 a submission was made for pre-application advice (25325/999), on proposed works consisting of:

- Demolition and rebuilding of the existing retaining structures with expansion of the existing store rooms within the retaining structure to house a new self contained indoor swimming pool.
- Replacement ground, first and roof extension to south facade of existing house.
- New garage doors.
- New photovoltaic panels to garage flat roof (concealed behind new mansard roof)
- Raise staircase roof

The summary response from East Hampshire District Council was that the principle of development is acceptable subject to all relevant policies and guidance.

4. PROPOSED DEVELOPMENT

In summary the applicants wish to carry out essential work to the house and retaining structures and extend the property. The changes that will result from the proposed development comprise:

- Works to the roof of the main house including the urgent re-tiling of the roof, maintenance to the chimney stacks, construction of new dormer windows to the south and west, new flush roof lights to east elevation and the raising of the roof

over the stairs to provide adequate headroom.

- Installation of photovoltaic panels to the roof of the garage and the construction of a new tiled, hipped roof/parapet around the perimeter to screen the PV panels from view.
- Removal of the existing extension to the south west corner of the main house and the construction of a new extension to the south elevation.
- Refurbishment of the street elevation of the garage and replacement of the garage door.
- Replacement windows to the main house.
- Increase the size of upper lawn to better balance the disposition of the garden relative to the house.
- Replacement of the existing middle and lower retaining structures.
- Removal of the existing rooms within the middle retaining structure and replacement with an enlarged room housing an indoor swimming pool.

5. PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development which lies at the heart of decision making. Paragraph 14 makes it clear that development that accords with an up to date Local Plan should be approved without delay and where the development plan is absent, silent or out of date, permission should be granted unless any adverse impact of doing so would significantly outweigh the benefits or specific NPPF policies indicate development should be restricted. Good design is a key aspect of sustainable development and is indivisible from good planning. Paragraph 58 requires development to respond to local character, reflecting the identity of local surroundings and materials whilst not preventing or discouraging innovation.

The pre-application advice identifies the following policies to be most relevant to the application:

Joint Core Strategy
CP27
CP29

Local Plan
HE2

In addition we have considered East Hampshire District Council's Grayshott Conservation Area Character Appraisal & Management Plan in the development of the proposal.

6. PLANNING POLICY COMPLIANCE

NPPF

The merits of the current application are based upon an assessment as to whether the application proposes a sustainable form of development, consistent with up to date national policy, such that there is a presumption in favour of its approval, followed by a review of any other material considerations.

The NPPF maintains the statutory status of the development plan, but also states under Paragraph 14 that, "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development", which Local Planning Authorities should apply when determining applications. This is duly

reflected in Policy CP1 Presumption in Favour of Sustainable Development of the Local Plan Part One (Joint Core Strategy).

Sustainable Development

Paragraph 7 of the NPPF sets out three aspects of sustainable development: economic, social and environmental. The proposal is assessed by reference to these three aspects and can be considered sustainable because it meets the requirements as set out below:

Economic Role - The proposed development will contribute towards the provision of high quality housing in a place of high demand and will support the local construction industry.

Social Role - The proposed development contributes towards the creation of a high quality built environment which responds positively to the local character of the area and which provides benefits in terms of the social and cultural well-being of the occupants.

Environmental Role - The development will improve the sustainability of the dwelling and its aesthetics, and ensure its long-term future, responding to the issue of climate change and contributing to the quality of the built environment.

Accordingly, the application proposes a sustainable form of development when assessed against paragraph 7 of the NPPF. As such it should be approved in accordance with national policy and Policy CP1 of the development plan unless other material considerations exist sufficient to outweigh the presumption in favour of it.



Existing West Elevation



Proposed West Elevation

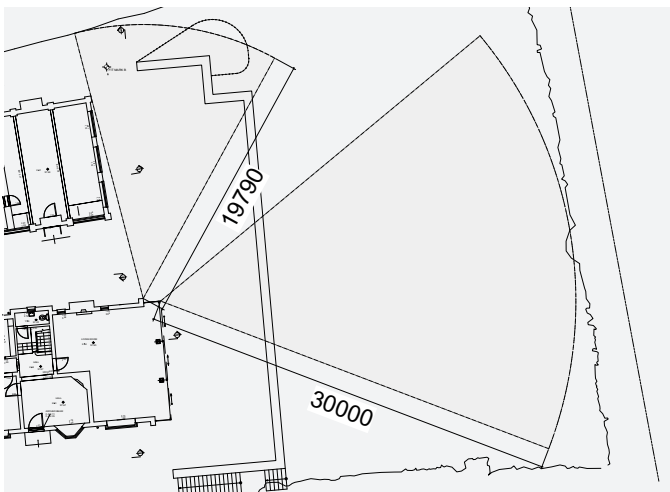
Policy CP27 of the Joint Core Strategy

Policy CP27 requires that developments would not have an unacceptable impact on the amenity of the occupiers of neighbouring properties through loss of privacy or excessive overshadowing. The application site is discreetly sited within the landscape on a heavily planted plot. There are immediate neighbours to the east, Farm Cottage, and to the south, Mead Cottage.

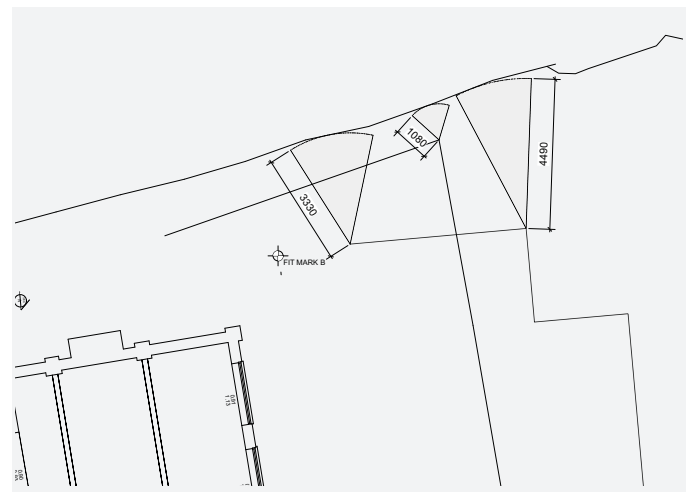
The nearest point of the proposed extension to the main house is approximately 19.7m to the eastern site boundary and in excess of 30m from the southern boundary. Due to the distances and heavy planting along the boundary to the south it is not considered that the neighbours will suffer any loss of privacy or overshadowing from this aspect of the proposal.

While the proposed size of the ground floor terrace has been increased the south-eastern corner has been moved away from the eastern boundary from approximately 1.08m to 4.4m resulting in a net improvement in privacy for Farm Cottage.

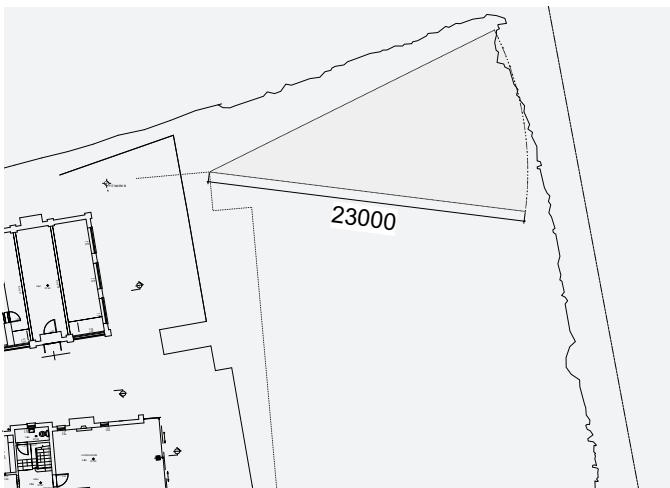
The proposed south-eastern corner of the terrace is 2.1m closer to the southern boundary yet remains over 23m from the closest southern boundary planting and approximately 26m from the closest point of the southern boundary fence. The closest point of the terrace to the southern boundary is in excess of 23m with Mead Cottage set (according to Ordnance Survey mapping data) over 32m from the terrace edge. The proposal reduces the floor level of the habitable space (pool room) below the terrace by approximately 865mm and in doing so removes the mid level terrace and reduces the potential for overlooking. As the proposal is sited to the north of Mead Cottage there is no additional overshadowing and no



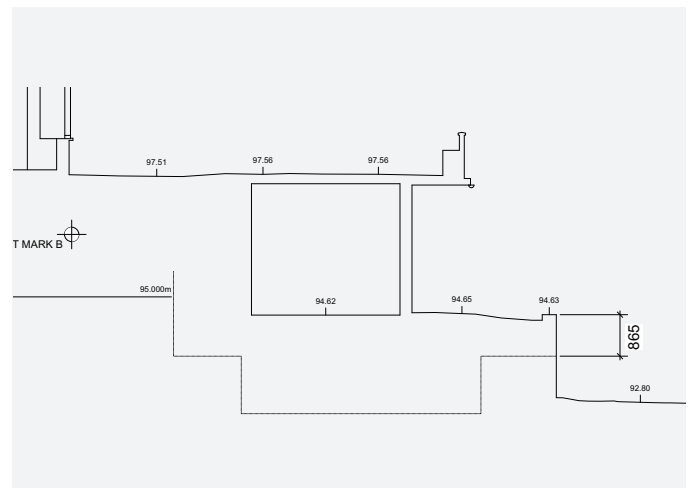
Extension impact



Terrace relationship to eastern boundary



Terrace relationship to southern boundary



Level alteration

discernible loss of privacy.

Concerns were raised by neighbours during the application process for 25325-002 that the noise from the subsequently approved outdoor pool might cause disturbance. The proposed swimming pool will now be indoors to alleviate these concerns.

Policy CP29 and HE2

Policy CP29 is a policy of general application which requires new development to seek exemplary standards of design and architecture with a high quality external appearance that respects the area’s particular characteristics. Policy HE2, which relates specifically to alterations and extensions to buildings, requires proposals to be designed to take into account of the design, scale and character of the original building and its setting.

The design of the scheme responds to the design of the existing property and the character of the area. The current proposal removes earlier unsightly and poorly constructed extensions, and failing retaining structures and replaces them with sympathetically designed additions, which provide a cohesive design solution for the site. The palette of materials chosen is consistent with the character of the existing property and the area. The use of quality materials and a high standard of detailing as indicated on the application plans will ensure that the proposed development respects and enhances the character of the area as required by the aforementioned Policies CP29 and HE2.

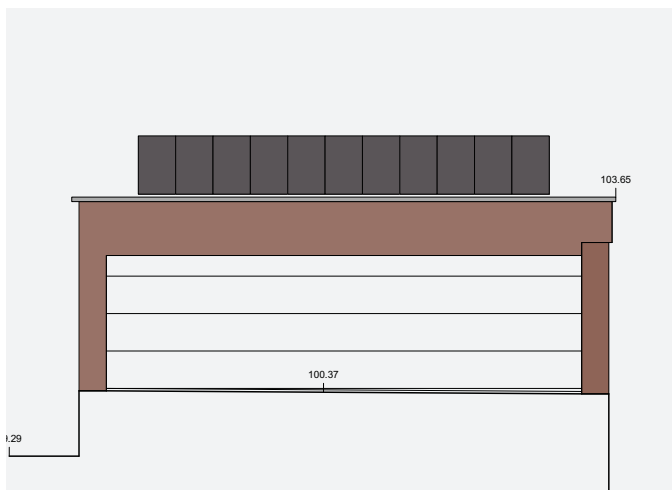
Furthermore the pre-application response confirms that the “appearance of the works to the dwelling appear to be in keeping with the scale and character of the original property”

Garage Roof

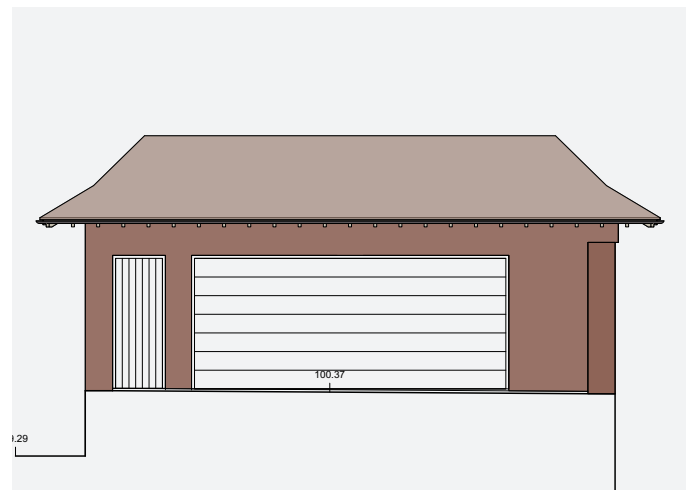
The pre-application response raises a concern that the proposed form of the garage roof is not appropriate for an outbuilding. The aim is to propose a roof form that improves the appearance of the garage from the street and the neighbouring houses, responds to the design of the existing house, and conceals the proposed photovoltaic panels on the garage roof.

The roof design is based on the premise that the roof materials be clay tiles to match the existing house while adhering to the original pitch and eaves details, that the roof be low enough not to impact on the amenity of the adjacent Farm Cottage, nor shade the PV panels while at the same time concealing the PVs from the surroundings.

While the applicant is prepared to remove the proposed roof from the application it is firmly believed that the proposed roof form is beneficial to the design, scale and character of the ensemble on the site.



Existing garage with PVs



Proposed garage

Special Protection Area

The application site lies within the 5km buffer of Special Protection Area UK 9012131. However, the current application does not propose any net new residential development and so raises no issues in respect of additional impact upon the Special Protection Area and is consistent with Policy CS22 Internationally Designated Sites of the Local Plan Part 1.

Biodiversity/Bats

A Phase 1 Ecology Survey has been carried out by Arbtech and submitted as part of this planning application.

The Ecology Cooperative have been engaged to carry out further bat emergence surveys on the 17th June, the 6th of July and the 21st of July. The applicants are committed to working closely with the ecologists to ensure that appropriate protection and mitigation measures are established and followed.

7. PLANNING BALANCE

The application proposes repairs and extensions to an existing dwelling which are intended to improve the thermal efficiency and sustainability of the dwelling, provide a more cohesive design solution to the site which would improve the quality of the built environment and the well-being of its occupants and carry out necessary engineering works to ensure the longterm safety of the house and the surrounding buildings. It has been demonstrated that the proposed development is sustainable, by reference to the 3 aspects identified within paragraph 7 of the National Planning Policy Framework. As a result, it should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh these benefits.

The design of the extensions is appropriate to the character of existing dwelling and its setting and will have no adverse impact upon the wider landscape due to the discreet siting of the dwelling within the sloping land form and the presence of mature boundary planting. The proposed development would cause no loss of amenity to any adjoining occupier and is considered to be consistent with all relevant development plan policies.

No harm has been identified that would weigh against the presumption in favour of approving this sustainable form of development and therefore it is contended that permission should be granted 'without delay' in accordance with paragraph 14 of the National Planning Policy Framework.

8. CONCLUSION

This application has been prepared having regard to the policies of the NPPF, adopted development plan policies and the specific characteristics of the site and the surrounding area. The proposal comprises a sustainable form of development which will significantly enhance the quality and appearance of the built environment and which will help combat climate change through the preservation of a large and existing dwelling which is currently at risk, the introduction of thermal insulation to the uninsulated existing fabric, and new forms of sustainable heating and power generation.

The application proposes works in a manner that will not have any adverse impact upon the intrinsic character and beauty of the village or the amenities of the area such that the proposal fully complies with all relevant development plan policy. No harm has been identified that would outweigh the presumption in favour of such sustainable development and accordingly, planning permission should be granted.