



**Conversion and extension  
of stables to provide a  
one-bedroom holiday let**

**Kennets Beech, Beauworth**

**[Planning, Design and  
Access Statement](#)**

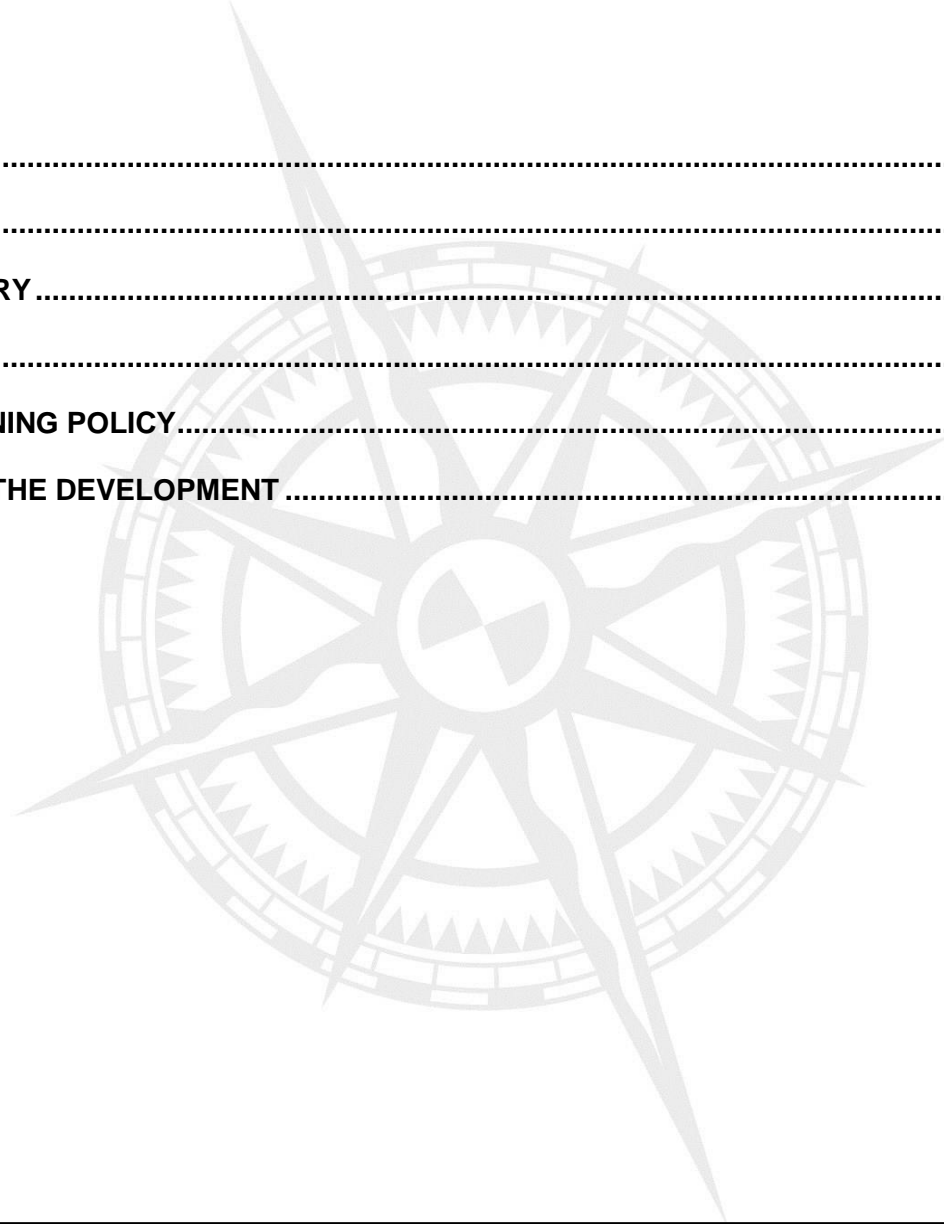
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**Contents:**

**Page**

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>3</b>
<b>2.0</b>	<b>THE SITE .....</b>	<b>4</b>
<b>3.0</b>	<b>PLANNING HISTORY .....</b>	<b>5</b>
<b>4.0</b>	<b>THE PROPOSAL .....</b>	<b>6</b>
<b>5.0</b>	<b>RELEVANT PLANNING POLICY .....</b>	<b>8</b>
<b>6.0</b>	<b>RATIONALE FOR THE DEVELOPMENT .....</b>	<b>10</b>



## 1.0 INTRODUCTION

1.1 Southern Planning Practice Ltd has been instructed to prepare and submit a planning application to the South Downs National Park Authority on behalf of our clients, Mr and Mrs Walters. Planning permission is sought for the conversion and extension of stables to form a one-bedroom holiday let at Kennets Beech. This application is submitted further to a positive pre-application response, further details are provided within the planning history, Section 3, of this statement.

1.2 The following plans are submitted together with this pre-application supporting statement for the Council's consideration:

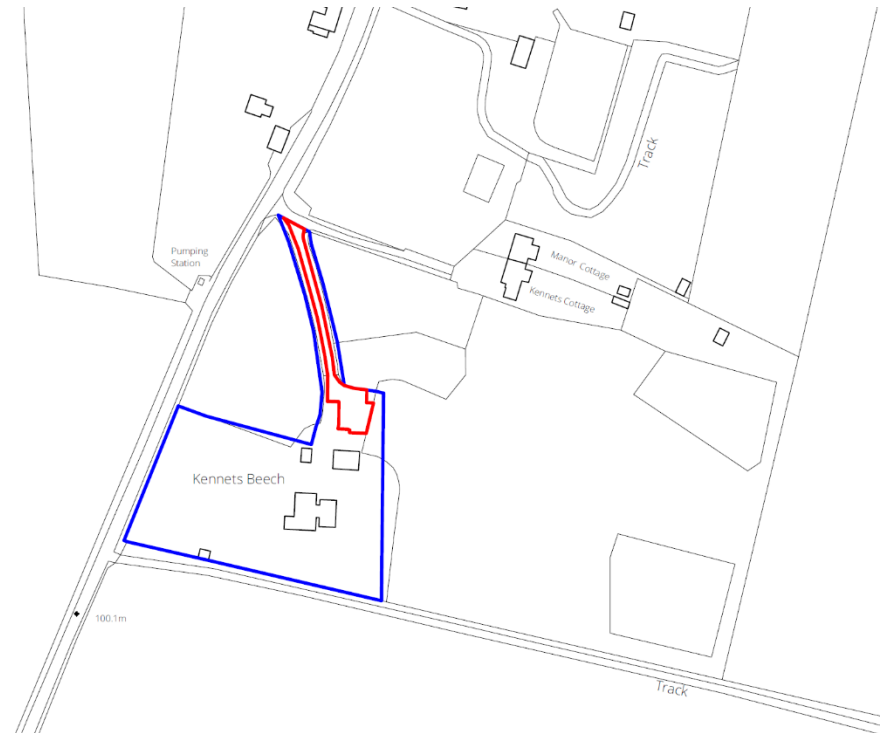
- Site Location Plan Dwg No. SDNP-WIN-AD-348.01
- Block Plan as existing Dwg No. SDNP-WIN-AD-348.02
- Site Plan as proposed Dwg No. SDNP-WIN-AD-348.06B
- Stables as existing Dwg No. SDNP-WIN-AD-348.04
- Holiday let as proposed Dwg No. SDNP-WIN-AD-348.0B

1.3 This supporting statement sets out the site and its context in section 2, the sites planning history in section 3 and the proposals in section 4. Section 5 looks at the planning policy context for the proposals whilst the main planning considerations and the rationale for development is set out in Section 6.

1.4 The conversion of the stable block would provide a new high-quality unit of tourist accommodation within the National Park. The proposals make efficient use of previously developed land in a sustainable location. Future users of the tourist accommodation would help support the local economy through expenditure in local businesses.

## 2.0 THE SITE

- 2.1 Kennets Beech is located via an access track off the main road running north south through Beauworth. The main dwelling is located in the centre of the site with a garage and stables to the north.
- 2.2 The site is located within the South Downs National Park. An area of ancient and semi natural woodland, West Wood, lies to the east of the site. There are no other landscape or environmental designations known to apply to the site.
- 2.3 The site is not located in an area of flood risk as identified by the Environment Agency.
- 2.4 To the north of the site are several residential properties. To the east is an area of land used for grazing horses. To the south and west of the site are fields in arable agricultural use.



### **3.0 PLANNING HISTORY**

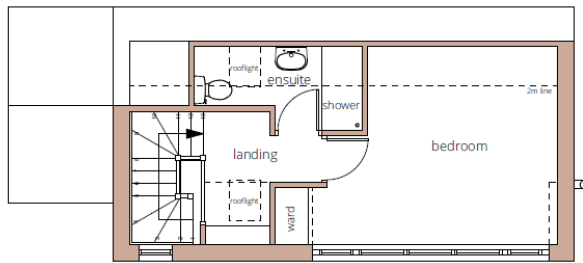
- 3.1 An online planning history search revealed the most relevant planning application on the site was for the erection of a detached single garage. This application was approved in May 2013 (SDNP/13/00585/FUL).
- 3.2 A pre-application request was submitted to the council regarding the proposed development on 5 March 2021. A response was received on 12 May 2012. The pre-application response confirmed the principle of development of the conversion of the stables to tourist accommodation is acceptable, subject to compliance with the requirements of Policy SD23 and consideration given to mitigating light pollution. Section 6 of this statement provides a robust assessment of the proposals against Policy SD23. Appropriate consideration has been given to the dark night skies reserve.

## **4.0 THE PROPOSAL**

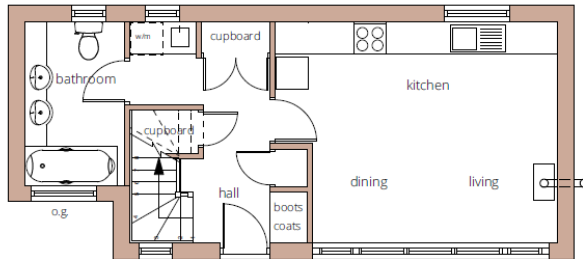
- 4.1 The proposed development involves the conversion and small extension of the existing stables at Kennets Beech to form a one-bedroom holiday let.
- 4.2 The proposals seek to convert and extend the stables to the south and east to include the existing footprint of the dog kennel and the existing overhang of the stables. The proposals would also slightly increase the ridge height of the existing stables to provide sufficient space and create a high-quality unit of tourist accommodation for future users.
- 4.3 The holiday accommodation will be a self-catered unit. The ground floor would comprise a kitchen and living accommodation and the first floor would provide a bedroom. The west elevation has limited windows to retain the 'stable' feel in glimpse views from the road.
- 4.4 The proposed conversion will utilise the existing built form on site. The proposed holiday let will be clad with timber and have a plain clay tiled roof. The windows will be aluminium to increase the eco credentials of the building.
- 4.5 The glazing on the east elevation will be enclosed by black out blinds and curtains in the hours of darkness to stop any light pollution in the dark night skies reserve.
- 4.6 The proposed living space will have a log burner which has a flue on the north elevation of the holiday let.
- 4.7 The holiday accommodation will be accessed via the existing access arrangements to the stables and an area of parking for two cars is located to the north of the building on an area of existing hard standing.
- 4.8 The area to the east of the holiday let will be used for private amenity space for future users. This area will be accessed via new steps. The existing post and rail fences will remain in situ and an additional post and rail fence is proposed to the south of the building to define the area of amenity space.
- 4.9 The foul drainage will be collected by the proposed septic tank to the north of the building which will be regularly emptied. Surface runoff will be directed to a proposed soakaway also to the north of the proposed building.
- 4.10 The following extracts from the submitted plans provide further details of the proposals.



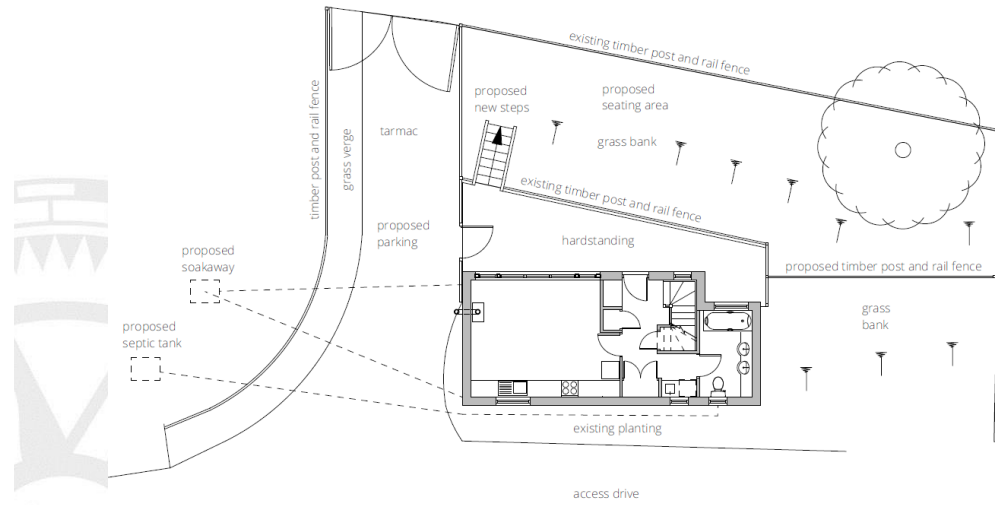
East (Front) Elevation



First Floor Plan



Ground Floor Plan



## 5.0 **RELEVANT PLANNING POLICY**

5.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, and Section 70 (2) of the Town and Country Planning Act 1990, the planning policy framework relevant to the determination of the application comprises the adopted Development Plan and relevant material considerations. Where the Development Plan contains relevant policies, applications for development which are in accordance with the plans should be allowed, unless material considerations state otherwise.

5.2 The site is located within the administrative boundary of the South Downs National Park and as such, the Development Plan comprises the South Downs National Park Local Plan (2019).

5.3 “Other material considerations” relevant as per Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990, including the National Planning Policy Framework, the Planning Practice Guidance, Supplementary Planning Documents and other local guidance.

### **National**

5.4 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and forms the Government’s planning policy at the national level. It is a material consideration in the determination of

planning applications. The revised National Planning Policy Framework (NPPF) was published in July 2018, updated in February 2019 and most recently updated in July 2021.

5.5 The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development through three overarching objectives: economic, social and environmental.

5.6 Section 6 of the NPPF seeks to support a prosperous rural economy.

5.7 Paragraph 84 of the NPPF sets out that planning decisions should enable sustainable rural tourism and leisure development which respect the character of the countryside.

### **The Development Plan**

5.8 The Development Plan comprises the South Downs National Park Local Plan (2019).

5.9 The following policies of the Local Plan are considered to be most relevant to the proposals:

- Policy SD1 – Sustainable Development



- Policy SD4 – Landscape Character
- Policy SD5 – Design
- Policy SD7 – Relative Tranquillity
- Policy SD8 – Dark Night Skies
- Policy SD19 – Transport and Accessibility
- Policy SD22 – Parking Provision
- Policy SD23 – Sustainable Tourism
- Policy SD34 – Sustaining the Local Economy

5.10 The most relevant policy to the proposals is Policy SD23 – Sustainable Tourism.

#### **Supplementary Planning Documents**

5.11 The following Technical Advice Notes (TAN) are considered to be of relevance to the proposals:

- Dark Skies TAN
- Ecosystem Services TAN

## 6.0 **RATIONALE FOR THE DEVELOPMENT**

### **Planning Considerations**

6.1 The main planning considerations in respect of this application in this instance are the principle of development and the impact on the surrounding landscape character. The impact on neighbouring amenity, the local highway network and dark night skies are also assessed.

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) and Section 70 (2) of the Town and Country Planning Act 1990 require that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This is emphasised in paragraphs 2 and 12 of the National Planning Policy Framework (NPPF) (2019).

### **Key Benefits**

6.3 The proposed conversion and small extension to the existing stable block to provide a one-bedroom holiday let will provide many benefits, including:

- Creation of local employment opportunities in the conversion process;
- Support for the local rural economy through expenditure in local businesses;

- Opportunity to educate users on the special qualities of the national park and its conservation and enhancement;
- Provision of a high-quality unit of tourist accommodation which will contribute to the South Downs National Park rural tourist accommodation offering; and
- Opportunity to improve mental health and well-being for users through the promotion of an ‘active and educational’ holiday.

### **Principle of Development**

6.4 Policy SD23 of the Local Plan allows for sustainable tourism where it is in accordance with the relevant criteria. The following table assesses the proposed development against the relevant criteria of Policy SD23.

<b>Criterion of Policy SD23</b>	<b>Assessment of the proposals against criteria</b>
The proposals will provide opportunities for visitors to increase their awareness,	The proposed holiday let at Kennets Beech would provide an opportunity for visitors to enjoy the special

<p>understanding and enjoyment of the special qualities</p>	<p>qualities of the South Downs National Park.</p>
<p>The design and location of the development minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding</p>	<p>The proposed conversion and extension of the stables to holiday let has very good access to the surrounding public rights of way network. To the north of the site is a footpath which runs to the east providing links to Kilmeston and the Wayfarers Way. A bridleway to the west of the site provides links to the South Downs Way. Therefore, the location of the development minimises the need for travel by private car and will encourage visitors to explore and enjoy the special qualities of the National Park.</p>

<p>Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area</p>	<p>The proposed holiday let would not have an adverse effect on the character, historical significance, appearance or amenity of the area. In fact, the proposed conversion of the stables to holiday let would make efficient use of land in a sustainable location.</p>
<p>Development proposals make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting</p>	<p>The proposals make efficient use of an existing building. The proposed development would create a new high-quality unit of tourist accommodation.</p> <p>The proposed conversion and very small extension to the building integrates well with the surrounding landscape and has no</p>

	impact on the character of the locality.
Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities	This criterion is not relevant to the proposed development.
Any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value	The proposed holiday let would provide support for the local facilities and services through tourist's expenditure in local businesses.
Where proposals are located outside settlement policy boundaries as defined on the Policies Map, they: <ul style="list-style-type: none"> <li>i. Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and</li> <li>ii. Are closely associated with other attractions/established tourism uses, including the public rights of way network; or</li> </ul>	The site is very well connected to the public rights of way network as discussed above. The network provides access to places of interest including Hinton Ampner, a National Trust property. However, the extensive walking and cycling in the area would provide enough enjoyment for many.

iii. Are part of farm diversification schemes or endorsed Whole Estate Plans.	
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6.5

In summary, the proposals make efficient use of an existing building which is sustainably located with very good access to the public rights of way network and reduces the reliance on a private car. It is therefore considered that the holiday let is in accordance with Policy SD23 and the principle of development is acceptable. The principle of development was also confirmed in the pre-application.

**Impact on Surrounding Landscape Character**

6.6

Policies SD4 and SD5 require development proposals to be 'landscape-led' where development should enhance, respect and reinforce the landscape through a landscape-led design approach, informed by contextual analysis of the local landscape character and built character.

6.7

The proposed holiday let has been sensitively designed to ensure it integrates well with the surrounding landscape. The extension to the south includes the existing dog kennel footprint while the extension to the east includes the existing overhang. The ridge of the stables has also been increased in order to accommodate a bedroom at first

floor level and sufficient living space and kitchen at ground floor level.

- 6.8 The level of built form on the site is only slightly increased, with the main change being the raised ridge height. The raised ridge height will only be seen in limited glimpse views from the road.
- 6.9 In light of the above, it is considered that the proposals are sympathetic to the character of the area and do not have an adverse landscape or visual impact on the surrounding area. The proposals are therefore in accordance with policies SD4 and SD5 of the Development Plan.

#### **Access and Parking**

- 6.10 The holiday let will be accessed via the main access to Kennets Beech. The proposed holiday let would generate very low traffic movements to and from the site which are considered to be de minimis.
- 6.11 Parking for the users of the holiday let will be provided immediately to the north on an existing area of hardstanding.
- 6.12 In summary, the proposed development will be accessed via an existing safe and suitable access and it generates very low traffic movements which will integrate with the existing movement network without compromising highway safety. Appropriate parking provision is also included as part of the proposals.

#### **Impact on Neighbouring Amenity**

- 6.13 The proposed conversion of the existing annexe to a holiday let will not result in any adverse impact on the neighbouring properties, which are some distance from the annexe, privacy or amenity space.

#### **Impact on Dark Night Skies**

- 6.14 The level of glazing on the proposed holiday let has been kept to a minimum on most elevations with no windows on the south and north elevations. The front (east) elevation has the most glazing to allow a sufficient level of natural light into the property. During the hours of darkness to avoid any light pollution, the blackout blinds and curtains will be shut. The proposed holiday let will therefore have no adverse impact on the dark sky reserve and is in accordance with Policy SD8 of the Development Plan.

#### **Ecosystem Services**

- 6.15 A separate ecosystem services statement has been submitted in support of this application to demonstrate its compliance with Policy SD2 of the Development Plan.

## **Conclusion**

- 6.16 As demonstrated in this statement, the principle of the conversion and extension of the stable block to holiday let is acceptable under Policy SD23 of the Development Plan. Given the proposals siting and design, it is not considered that there would be any adverse harm to the surrounding landscape character or the special qualities of the National Park.
- 6.17 In fact, the holiday let presents an opportunity to support the local rural economy and educate users on the conservation and enhancement of the National Park.
- 6.18 As such, the proposals are in accordance with the relevant Development Plan policies and will promote all three strands of sustainable development. Therefore, the proposed development should be looked on favourably and approved without delay in accordance with paragraph 11 of the NPPF.