

**PLANNING STATEMENT
INCLUDING:
DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT**

Erection of two storey side and single storey rear extensions. Addition of patio doors to rear elevation

Field House
Bacon Lane
Churt
GU10 2QE

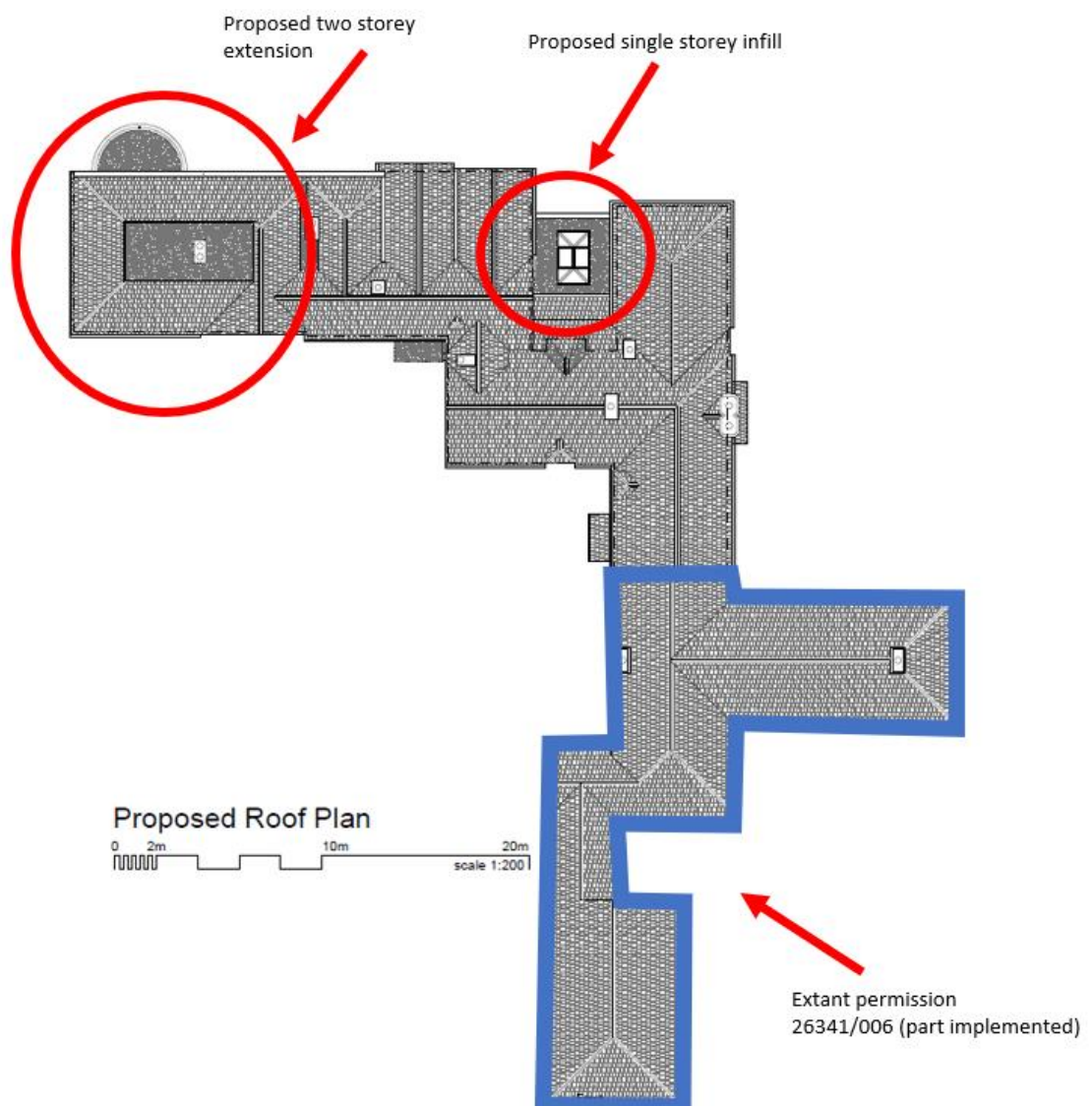
August 2021

P21-035

1.00 INTRODUCTION

1.01 We are instructed by our clients to submit this application for the erection extensions to Field House, Bacon Lane, Churt, a Grade II Listed building with parts that date back to the 16th Century and later additions from the 19th and 20th Centuries.

1.02 The proposal includes an infill, single storey extension and a two-storey side extension attached to the newer parts of the listed building.



1.03 The rest of this report is set out as follows:

- DOCUMENTS AND PLANS
- THE SITE AND ITS SURROUNDINGS
- PLANNING HISTORY
- THE APPLICATION
- THE DEVELOPMENT PLAN
- THE PLANNING APPLICATION
- CONCLUSION

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2.00 DOCUMENTS AND PLANS

2.01 This Statement has been submitted in conjunction with the following plans and documents, which are enclosed with this application;

P21-035-P001-A	Orientation and Location Plan, scale 1:1250 @ A3
P21-035-P002-A	Existing Block Plan, scale 1:500 @ A3
P21-035-P003-A	Proposed Block Plan, scale 1:500 @ A3
P21-035-P101-A	Existing & Proposed Ground Floor Plans, scale 1:100 @ A3
P21-035-P102-A	Existing & Proposed First Floor Plans, scale 1:100 @ A3
P21-035-P103-A	Existing & Proposed Roof Plans, scale 1:100 @ A3
P21-035-P104-A	Extant Ground Floor Plans, scale 1:100 @ A3
P21-035-P105-A	Extant Roof Plan, scale 1:100 @ A3
P21-035-P301-A	Existing & Proposed N & W Elevations, scale 1:100 @ A3
P21-035-P302-A	Existing & Proposed S & E Elevations, scale 1:100 @ A3
P21-035-P303-A	Extant N & W Elevations, scale 1:100 @ A3

2.02 The application also includes the following documentation:

- Application forms;
- This statement;
- CIL forms; and
- The relevant application fee

3.00 THE SITE AND ITS SURROUNDINGS

3.01 Field House is a Grade II Listed building set in extensive grounds on the eastern side of Bacon Lane, close to the junction with Frensham Lane. The site is accessed from the eastern side of Bacon Lane via a driveway, which also serves another dwelling, Foxhanger. The locality is rural in character.



3.02 The dwelling has been previously extended and the original part of the building is 16th Century. The historic core of the building has a timber frame and a tiled roof. The more recent parts of the dwelling have a tile hung first floor with a brick ground floor.

Historic core of building



Front elevation

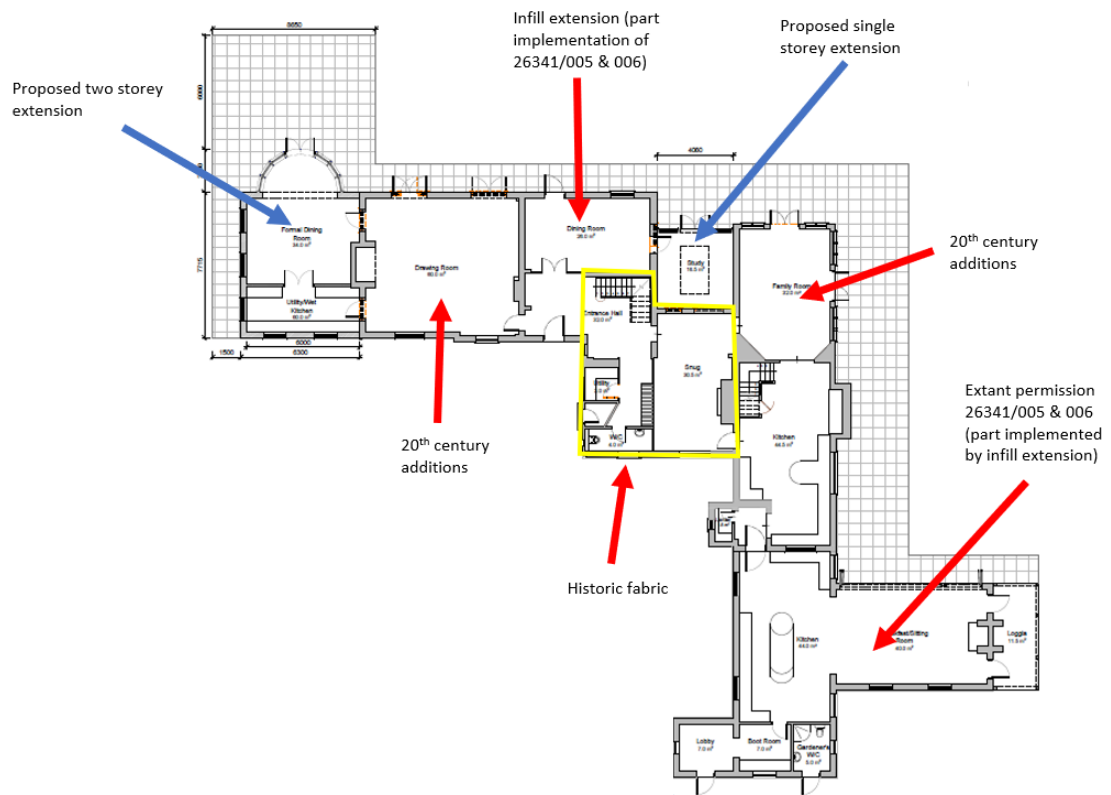
3.03 The site is outside a defined settlement policy boundary. It is not within a Conservation Area, a Neighbourhood Plan area, nor is it located within the South Downs National Park area.

4.00 PLANNING HISTORY

4.01 The planning history of the site is as follows;

26314	9 dwellings	Refused 23/04/1981
26314/001	Convert integral garage to accommodation LBC	Approved 07/01/1987
26314/002	Two storey side extension and extension to existing conservatory	Approved 07/04/1989
26314/003 LBC	Two storey side extension and extension to existing Conservatory	Consent 07/04/1989
26314/004	Swimming pool and outbuilding for changing room and treatment plant	Approved 08/03/1994
26314/005	Single storey extension and triple garage, infill two storey extension following demolition of existing conservatory	Approved 06/12/2010 EXTANT
26314/006 LBC	Single storey extension and triple garage, infill two storey extension following demolition of existing conservatory	Consent 29/12/2010 EXTANT
26314/007	Replacement gate and brick piers/flanking walls	Approved 07/09/2011
26314/008	Replacement outbuilding with workshop, machinery store and stables following demolition of outbuilding	Approved 27/07/2015
26314/009 LBC	Replacement outbuilding with workshop, machinery store and stables following demolition of outbuilding	WITHDRAWN

4.02 The diagram below shows the extent of the previous permissions to the building.



4.03 The above diagram also shows that the part implementation of permission 26314/005 and /006 (in the form of the infill extension) has enabled the remaining section of the permission (to the front of the dwelling) to be implemented in the future.

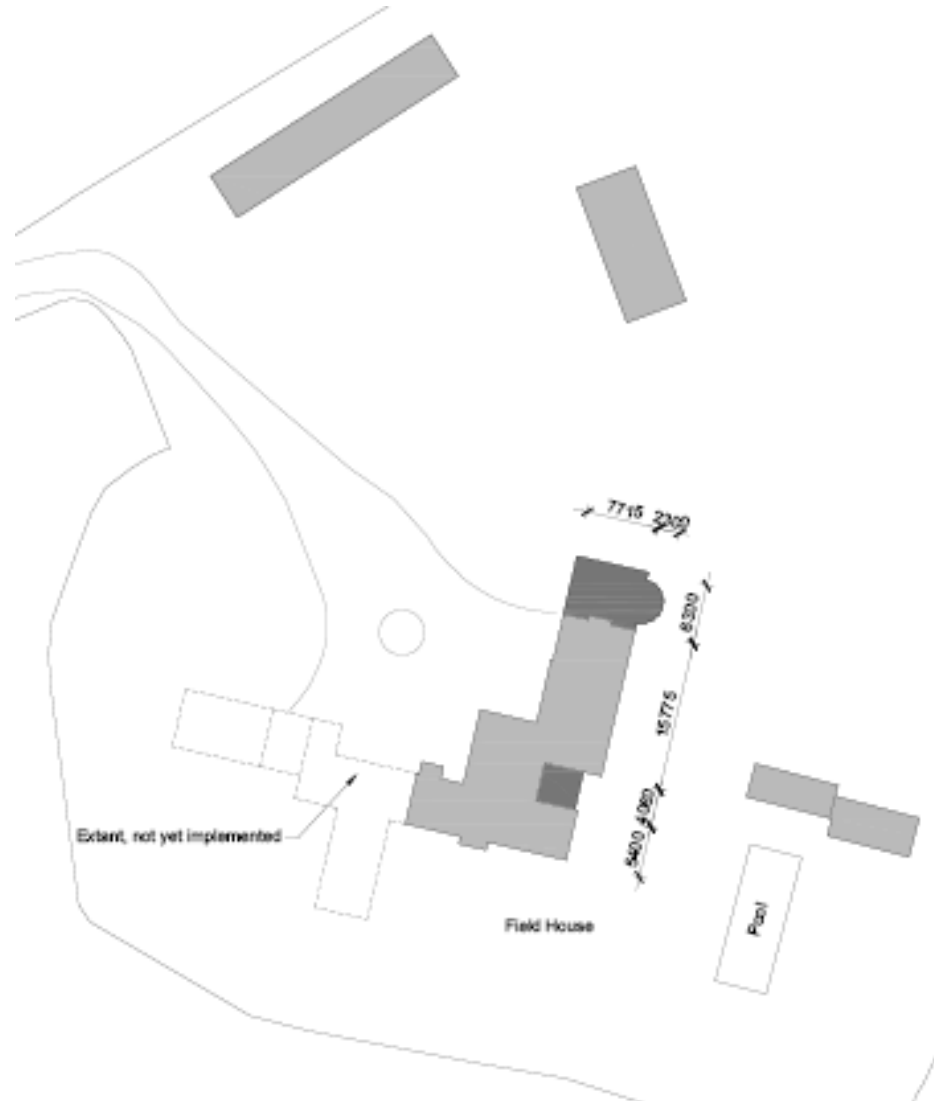
5.0 THE PLANNING APPLICATION

Use

- 5.01 Planning permission is sought to erect a two storey addition to the northern wing, which is not part of the historic core of the dwelling. A small infill extension is also proposed to the eastern elevation. The use of the site would remain as residential.

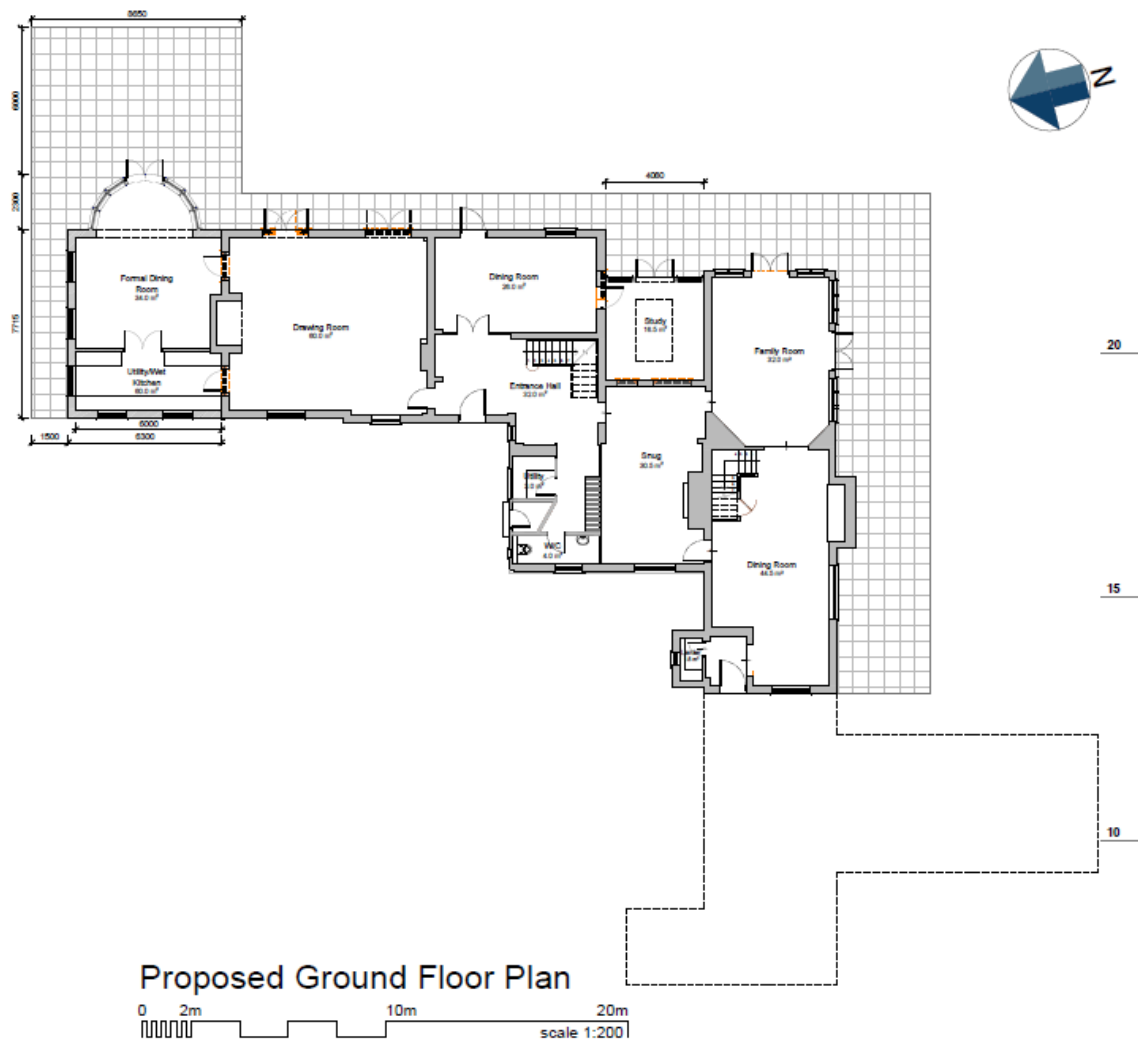
Amount

- 5.02 Please see the submitted plans.

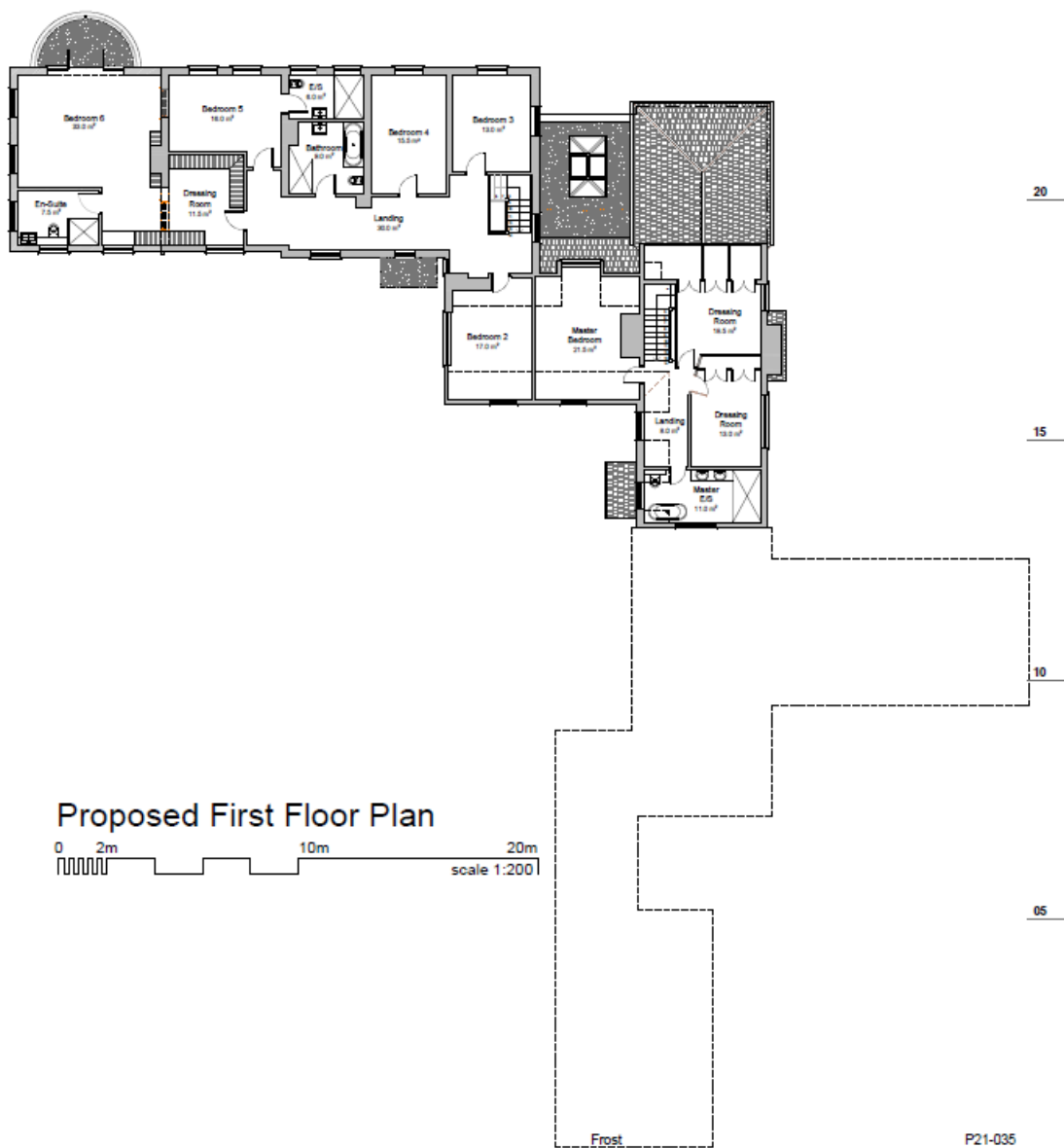


Layout

5.03 The ground floor of the two-storey addition would provide a formal dining room with a utility/kitchen area to account for the distance between the dining rooms and the kitchen. This room would have a semi-circular bay window. The single storey ground floor infill addition would provide a small study.



5.04 The first floor of the two-storey addition would provide a larger, en suite 6th bedroom. The existing 6th bedroom would become the dressing room and the roof of the bay window below would be used as a balcony.



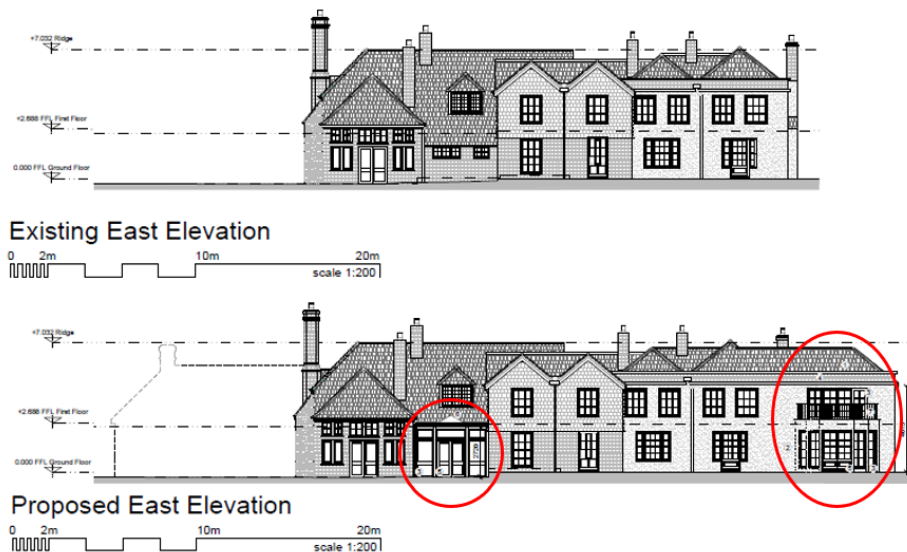
Scale and appearance

- 5.05 As shown in the image below, the existing dwelling is expansive; the proposed extensions would be small scale in comparison.



Rear elevation

- 5.06 The infill addition would be tucked into the eastern elevation and would not be a prominent feature due to its flat roof, small scale and discrete location. The two-storey addition to the northern elevation would maintain an element of subservience by being set down from the ridge of the roof to which it would attach. The style is a continuation of the part of the dwelling to be extended and includes matching fenestration and detailing.



Landscaping and Trees

- 5.07 A patio would be provided to the rear of the house beyond the extension, which would wrap around the side. The rest of the dwelling's extensive grounds would be retained as currently exists.
- 5.08 There are no trees which would be affected by the development.

6.00 THE DEVELOPMENT PLAN

Overview

6.01 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Section 38(3) states that the Development Plan includes the Regional Spatial Strategy and any other Development Plan documents.

NPPF and the Planning Guidance Suite

6.02 The most recent iteration of the National Planning Policy Framework was published in 2021. This replaced the earlier publications but, as before, there is a presumption in favour of sustainable development.

6.03 Section 12 deals with 'Achieving well-designed places'. This notes that *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*

6.04 Paragraph 130 advises that developments should function well and add to the overall quality of the area; be visually attractive as a result of good architecture, layout and landscaping; are sympathetic to local character and history; establish/maintain a strong sense of place; optimize the potential of the site to accommodate/sustain an appropriate mix of development; support local facilities and transport networks; and create safe and inclusive places which promote wellbeing.

- 6.05 Section 16 of the NPPF states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposed development. Great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.

East Hampshire District Local Plan 2038

- 6.06 The plan making process is ongoing and some preparatory work on the Local Plan 2038 began in 2017 with a decision to extend the plan period from 2036 to 2038 made in January 2021. The plan period is therefore 2017 to 2038. There are several key stages in the preparation of the Local Plan and adoption is expected by the end of 2023. However, based on the current early stage of preparation, the draft Local Plan policies are currently afforded no weight.

- 6.07 The following policies are relevant to the proposal;

East Hampshire District Local Plan: Joint Core Strategy (2014)

CP1 - Presumption in favour of sustainable development

CP2 - Spatial Strategy

CP19 – Development in the countryside

CP20 - Landscape

CP24 – Sustainable construction

CP25 – Flood risk

CP27 - Pollution

CP29 – Design

CP30 – Historic environment

CP31 - Transport

CP32 – Infrastructure

East Hampshire District Local Plan: Second Review (2006)

HE2 - Alterations and Extensions to Buildings

HE10 – Extension or alteration of a listed building

H16 - Maintaining a Range of Dwelling Sizes outside Settlement Policy Boundaries

Other Documents

These include, but are not limited to:

- EHDC Residential Extensions and Householder Development SPD (2018)
- EHDC Vehicle Parking Standards SPD (2018)
- EHDC Planning Contributions and Community Infrastructure Levy SPD (2016)
- Supplementary Planning Document (SPD) (2016)

7.0 THE PLANNING APPLICATION

7.01 The following issues are considered pertinent to the consideration of this planning application:-

- 1 Principle of development
- 2 Effect on the character and appearance of the host dwelling (Heritage Statement)
- 3 Effect on the character and appearance of the area
- 4 Effect on the amenity of nearby residents
- 5 Parking and Highways
- 6 Trees

Principle

7.02 The dwelling is positioned outside of a defined settlement boundary. Policy CP19 states that the countryside will be protected for its own sake but that development will be allowed *'where it can be demonstrated that a countryside location is both necessary and justified.'*

7.03 Policy H16 of the Local Plan: Second Review restricts extensions to dwellings in order to maintain a range of dwelling sizes in the countryside. This advises that outside settlement policy boundaries permission will be granted for the replacement or extension of a dwelling provided that;

4. The original dwelling had a total floorspace of 401 sq m or more.

- 7.04 Given that the original dwelling had a floor area on the region of 410 square metres, there is no limit to the additional floor area which may be added, subject to the usual planning considerations. These are set out below.

Effect on the character and appearance of the host dwelling (Heritage Statement)

- 7.05 The host dwelling is a grade II listed building. A Heritage Statement is therefore required to assess the impact of the development on the setting of the listed building.
- 7.06 Local Plan Policy CP30 seeks to ensure that development proposals conserve and enhance the District's historic environment. Policy HE10 of the Local Plan Second Review relates to the extension or alteration of a Listed Building. It states:

Development involving proposals to extend or alter a Listed Building, or any feature of special architectural or historic interest which contributes to the reasons for its listing will not be permitted unless:

a. the proposed alteration is appropriate in design, scale, materials and colour to the rest of the building and its setting and does not adversely affect the historic or architectural interest of the building and the features for which it is listed; and

b. the alteration will not harm the condition of the building and ensure its continued use.

- 7.07 The National Planning Policy Framework (NPPF) explains that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed...

7.08 The listing details of the property are as follows:

Details

SU 83 NW HEADLEY BACON LANE

8/5 Field House

II

House. C16, early and late C20. Mixed walling materials, and a tile roof. A timber-framed building, with substantial C20 exteriors, the original part of 2 storeys and attic, the later 2 storeys, all with irregular fenestration. The frame is exposed in a north gable and the upper part of the west side, with stone infill and other walling (with brick dressings): the adjoining new work is also ½-timbered above a stone ground-floor, but the latest extensions have tile-hung 1st floor and brick ground floor. Casements, and traditional boarded door.

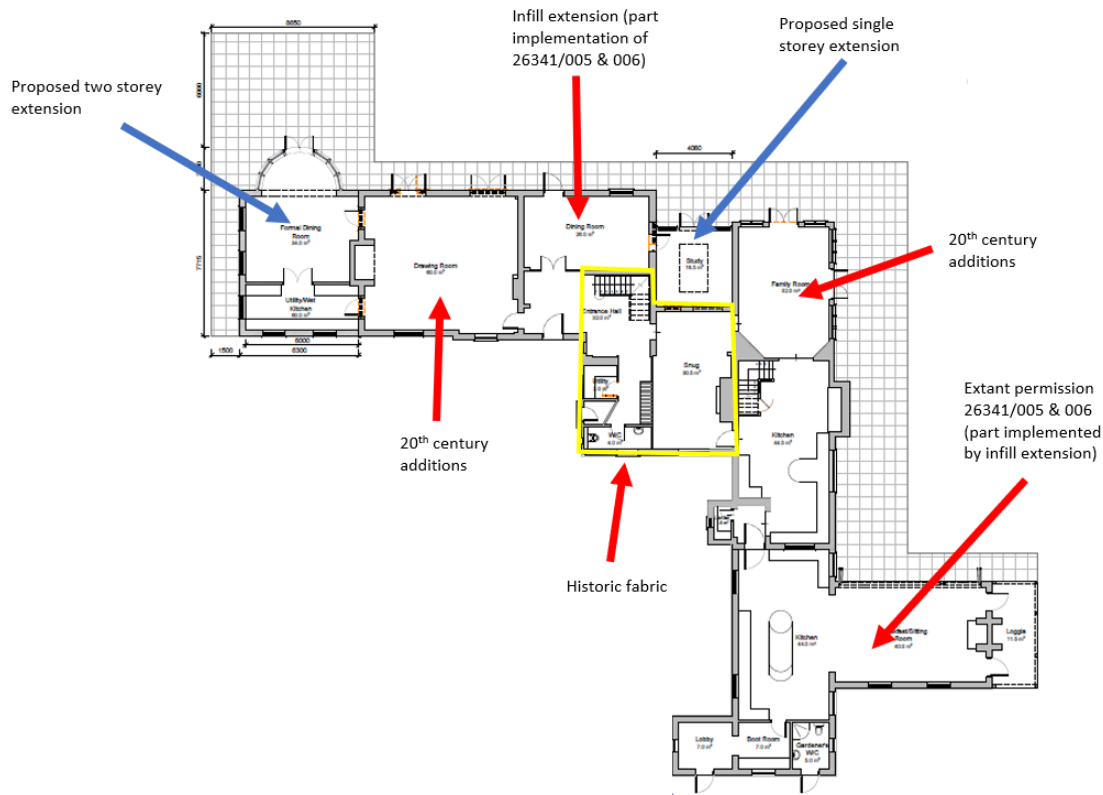
Listing NGR: SU8278837007

7.09 The images below identify both the historic core of the property, which is a small proportion of the building at the centre, and the modern additions.

Historic core of building



Front elevation



- 7.10 The concept for the works has been to ensure that the historic building core is not affected by the proposal but will allow the dwelling to be used for family accommodation in the 21st century.
- 7.11 The proposed two storey extension would attach to a 20th century addition and has been designed to be subservient to the main property whilst respecting the form and scale of the original house and its proportions. Materials would be carefully selected to match the existing building. This element of the works will therefore harmonise with the appearance of the dwelling and will not harm the wider locality since it is modest in terms of bulk and will not be visible from outside the site.

- 7.12 The single storey infill element to the rear of the structure would attach to the historic core of the building but would be lightweight and would be modest in form. Furthermore, the new doors which would be added to the dining room would be within a modern section of the building and would not harm historic fabric.
- 7.13 Overall, we consider that this sensitively designed proposal will not adversely impact the historic fabric of the dwelling. This is in accordance with both the advice of the NPPF and local plan policy.

Effect on the character and appearance of the area

- 7.14 Policy HE2 of the Local Plan Second Review relates to alterations and extensions to buildings. It states:

Alterations and extensions to buildings will only be permitted if they are designed to take account of the design, scale and character of the original building, its plot size and its setting. The roof form of any extension or alteration should respect the form of the original building.

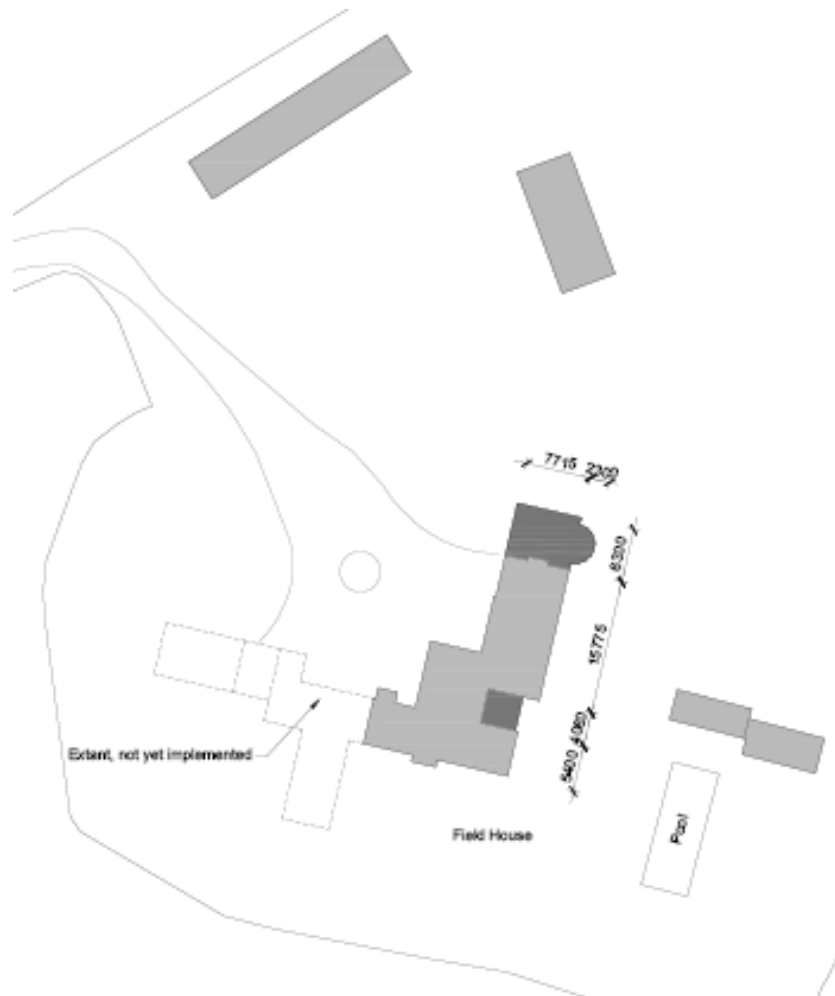
- 7.15 The supporting text of the policy states:

Buildings are constantly being altered to meet the requirements of new occupants. The Council will wish to ensure that any alterations or extensions which take place are in keeping with the design, scale and character of the building, its plot size and surroundings.

- 7.16 It is our client's intention to implement the extant permission (26314/005, granted in 2010) at the same time as the current proposal. This was considered to

be acceptable in 2010 and given the modest relative nature of the current proposal, the resulting property would not appear to be out of scale.

- 7.17 The modest relative appearance can be seen from the drawing below. This proportionate appearance, along with the isolated location of the site ensures that the extension would not be unduly prominent in the wider area.



- 7.18 Overall therefore, it has been demonstrated that the proposal, taken together with the extant permission, would integrate well within the existing development in terms of both its position and form and therefore would not adversely affect

the character of the area. The relevant local plan policies have therefore been met in this regard.

Effect on the amenity of nearby residents

- 7.19 Local Plan policy advises that development proposals will not be permitted if it would result in an unacceptable effect on the amenity of occupiers of adjoining development through loss of privacy or through excessive overshadowing.
- 7.20 The application dwelling is sufficiently far from neighbouring properties to ensure that the proposal will have no impact on residential amenity.

Parking and Traffic

- 7.21 Criterion (f) of Policy CP31 relates to parking provision to ensure that appropriate levels of parking (both vehicular and cycle) are provided on site. The proposal would not affect the ample off-street parking and therefore the proposal would not be harmful the highway network.

Trees

- 7.22 There are no significant trees on the application site which would be affected by the proposal due to the separation distances involved.

8.0 SUMMARY

- 8.01 The proposal seeks permission for the erection of extensions to a listed dwelling in a rural area.
- 8.02 We consider that the proposal is acceptable in principle and would not have a detrimental impact the fabric of the listed building, the visual amenities of the area, or the amenities of any neighbouring property.
- 8.03 The proposal would meet the parking requirements for the site and would not affect any trees.
- 8.04 The proposal accords with Government advice in the National Planning Policy Framework and the policies of the Development Plan.