

SUPPORTING STATEMENT

for a single-storey rear extension at:

NEATHAM GRANGE, LOWER NEATHAM MILL LANE, HOLYBOURNE, GU34 4NP

2111-PL-10

December 2021



Fig. 1. Existing rear elevation view, with Neatham Mill (left)



VOLLER ARCHITECTURAL DESIGN

Atticus House, 2 The Windmills, St Marys Close, Alton, Hampshire GU34 1EF

CONTENTS:

1.0	Introduction	3
2.0	The Application Documents	3
3.0	The Existing Site, Location and Setting	3
4.0	Planning History	4
5.0	H16 Policy	5
6.0	Ecology	5
6.0	Flood Risk	5
6.0	Design and Access	7
	- Amount	
	- Layout	
	- Landscape and trees	
	- Appearance	
	- Access	
7.0	Heritage	9
8.0	CIL	9



Fig. 2. Model of the proposed extensions

1.0 INTRODUCTION

- 1.0 This Householder Planning application for a rear single-storey extension to Neatham Grange, Holybourne is made on behalf of Ms. T. Laughton and Mr A. Perry.
- 1.2 The proposals are to demolish the existing rear single-storey cloakroom extension and build a new larger single-storey extension with a dining room area which will be open-plan with the existing kitchen and dining room (to become a family area) The proposed extension will be 4.325m deep x 11.32m wide with a flat roof over and Regency period styled.

2.0 THE APPLICATION DOCUMENTS

This Householder Planning application to EHDC includes the following documents:

DRAWINGS

2111-PL-01	Existing Plans and Location Plan (@ A1)
2111-PL-02	Existing Elevations (@ A1)
2111-PL-03	Proposed Plans and Block Plan (@ A1)
2111-PL-04	Proposed Elevations and Section (@ A1)

DOCUMENTS

2108-PL-10	Supporting Statement (Planning, Design & Access)
2108-PL-11	Photo Document

Bat Survey

Heritage Statement

CIL forms 01 and 02

3.0 THE EXISTING SITE, LOCATION AND SETTING

- 3.1 Neatham Grange dates from the early 19th century and is a detached, grade II listed Regency period, 5 bedroom dwelling.
- 3.2 The Grange is situated immediately south of, and adjacent to the River Wey and grade II listed Neatham Mill. The A31 is located further to the north. The site is accessed from the eastern end of Lower Neatham Mill Lane (not the northern Holybourne end of the lane)
- 3.3 The site is located outside the Settlement Policy Boundary of Holybourne, in the countryside.

- 3.4 The total GIA of the existing house is 554 sq. m including a substantial cellar which is equal to the ground floor footprint of the original house (store and plant) and also includes the conservatory extension from 2001 and rear cloakroom extension from 1996.
- 3.5 The River Wey forms the northern boundary of the site, in close proximity to the dwelling and the proposed works. The site sits in a Flood Zone 1 area, immediately adjacent to a Flood Zone 2-3 area (see 6.0 Flood Risk)
- 3.6 The site is not located within the South Downs National Park, nor a conservation area.
- 3.7 There are no existing mature trees within falling distance of the proposed works.



Fig. 3. Rear elevation of The Grange

4.0 PLANNING HISTORY

- 27/04/2001 **31699/003** - Conservatory to rear and addition of a pitched roof over the existing car port (as amended by plans received 10/10/2000 and 12/01/2001)
- 07/06/1996 **31699/002** - Extension to existing WC to provide a cloakroom and washroom area.

5.0 H16 POLICY

- 5.1 As the dwelling is located outside settlement in the countryside, H16 policy applies. In accordance with the policy, item 5.186, the gross internal area of the dwelling on 1st April 1974 was 530m² (including the substantial cellar) which exceeds 401 sq. m, and as a result places the dwelling in the third tier where there are no limits to extending the property, subject to all other policies of the plan. Having researched the planning history of the site it appears two extensions have been added since 1974: i) an enlargement of an existing ground floor single storey cloakroom in 1996 with a GIA of 7m² and ii) a period-styled conservatory in 2001 with a GIA of 17m². The proposals however, seek to demolish the existing cloakroom extension (built 1996). Given the sheer size of the existing dwelling, it would appear that the current proposal will satisfy the requirements of H16.

6.0 ECOLOGY

- 6.1 A bat survey report has been submitted with this application, produced by Barefoot Ecology and dated August 2021. No evidence of bat roosting was recorded. Furthermore, the area of the building that is to be affected by the proposed extension, was found to be of negligible suitability for roosting bats.

6.0 FLOOD RISK

- 6.1 The property is located immediately south of and adjacent to the River Wey. According to Environment Agency long term mapping on the gov.uk website, the site is located in a Flood Zone 1 area immediately outside, on the edge of a Flood Zone 2 and 3 area.

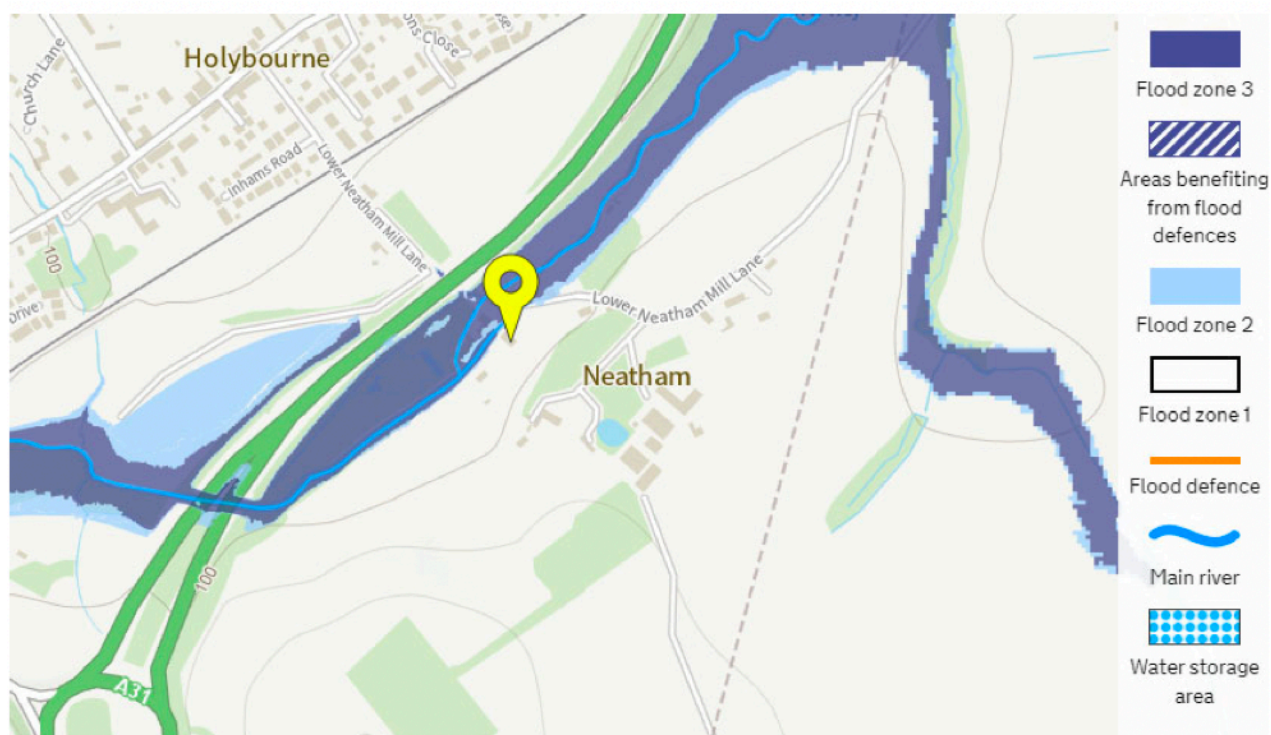


Fig. 4. Flood zone map (From Gov.UK website) - shows Neatham Grange in a Flood Zone 1 area immediately outside, on the edge of a Flood Zone 2 and 3 area.

- 6.2 Although the site sits in close proximity to the river, there exist a series of river overflows on the northern bank of the river and at the mill itself that divert rising water levels on the river into a culvert further to the north of the mill, reducing the risk of flooding in the immediate vicinity of Neatham Grange.
- 6.3 Furthermore, should the river burst its banks and flood, the northern (opposite) side of the river has lower ground levels and therefore any flooding will likely occur on Neatham Mill land, rather than the site.
- 6.4 As the land is not located in the flood zone 2-3 area, a Flood Risk Assessment is not required with this Planning application.
- 6.5 Ground floor level of the proposed extension will be the same as the original house, and the external terrace will be set at same level as existing terrace.



Figs. 5 & 6. The River Wey and Neatham Mill, on northern bank of the river



Figs. 7 & 8. View north-east along the river towards Neatham Mill (left), and Neatham Grange (right) and an example of overflow on the river into culvert directed to the north of Neatham Mill land



Figs. 9 & 10. View south from Neatham Mill towards Neatham Grange, showing the lower ground levels on north side of river, and an example of an overflow from the river entering the culvert to the north of Neatham Mill land

6.0 DESIGN & ACCESS

Amount

- 6.1 The proposals are single-storey and have a GIA of 38 sq. m
- 6.2 The proposals are to demolish the existing rear single-storey cloakroom extension (7 sq. m GIA) and build a new larger 4.325m deep x 11.350m wide single-storey extension.

Scale

- 6.3 The proposals are single storey, with a eaves / flat roof height of 2.9m
- 6.4 The proposals do not overlook neighbouring property and avoid any harmful impact on surrounding amenity.

Layout

- 6.5 The new extension will provide a new dining room area which will be open-plan with the existing kitchen. The existing dining room will become a family snug, also partly

open-plan with the new extension / dining room. The extension will also provide rear access, and a boot room with a cloakroom.



Fig. 12. Model of the proposed extensions - elevated view

Landscaping and trees

- 6.6 There are no mature trees within falling distance of the proposed works
- 6.7 A new paved terrace area will be laid to the rear of the new extension at the same level as the existing terrace.
- 6.8 Existing bushes to river bank will be retained.

Appearance

- 6.9 The extension has been designed with a Regency orangery appearance that will match with the period of the original house. New brickwork will match the existing Hampshire red brickwork. The timber French doors and casement windows will be double-glazed and painted white. The intention is to retain and re-use the existing French doors. The timber fascia, entablature and cornice will be painted white to match. The flat roof will be lead grey single-ply membrane laid to falls with a double-glazed roof lantern on 150mm high upstand kerb. The boot room will be slightly set back, giving the dining room more emphasis on the elevation, and will have white rendered walls to match in with the existing ground floor walls to rear of the conservatory.

Access

- 6.10 Provides replacement rear access into the dwelling, via a new corridor to the entrance hall beyond and through the boot room into the new dining room.

7.0 HERITAGE

See Heritage Statement

8.0 CIL

CIL forms 01 and 02 have been completed and included with the application.



Fig. 12. Model of the proposed extensions - rear view



Fig. 13. Model of the proposed extensions - side view