



Various alterations including the construction of porches, insertion of a window, replacement of a window with French doors, installation of solar panels, the erection of a greenhouse and associated works

**Windmill Farm, Holding Lane,
Beauworth, Alresford, SO24 0PB**

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

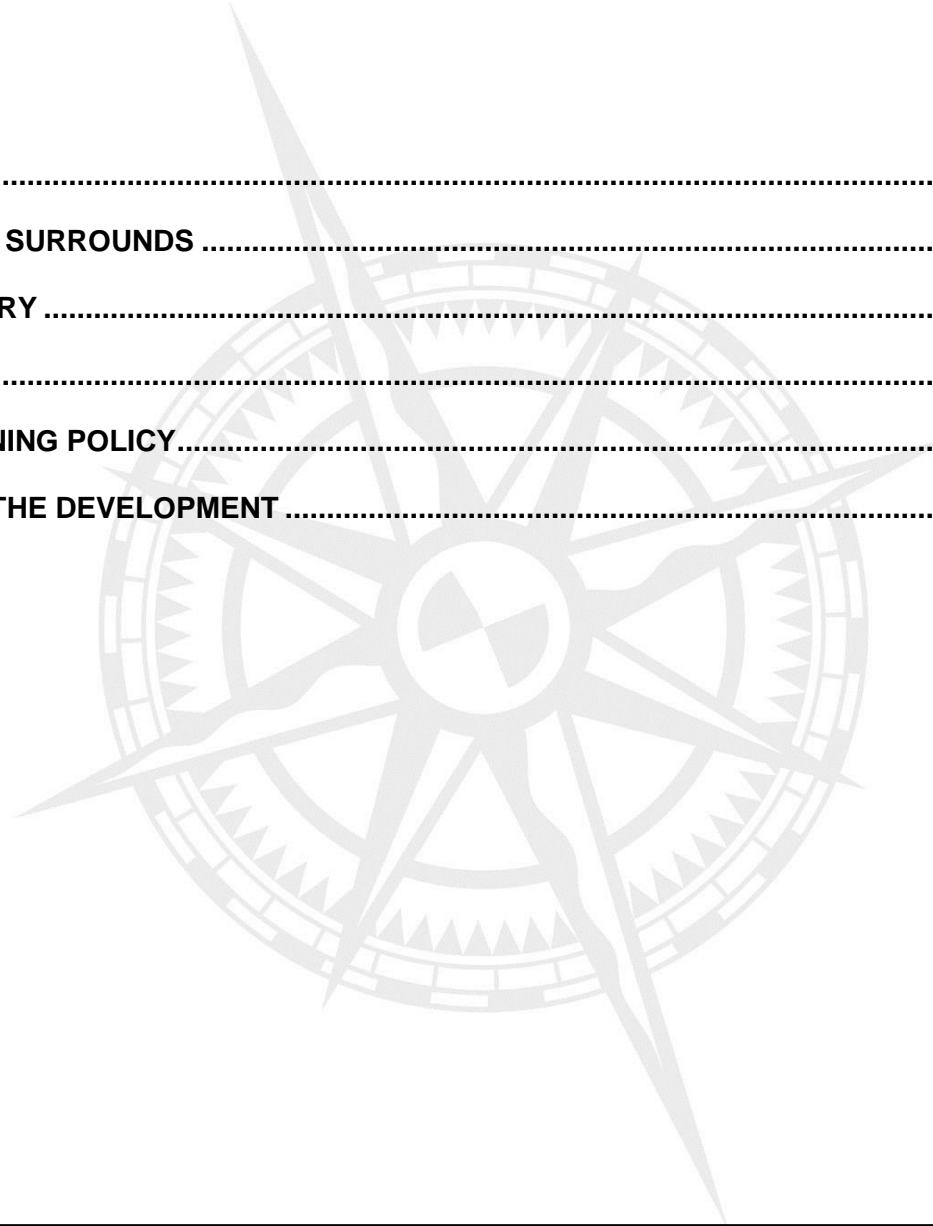
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1.0 **INTRODUCTION**

1.1 Mr Hall has instructed Southern Planning Practice to prepare and submit a householder planning application for the following works at Windmill Farm, Beauworth:

- Enclosing the front porch of the main house;
- Creating two porches on the two entrances to the outbuilding comprising the two self-contained units;
- Addition of a window into the gym changing room;
- Replacement of window with French door on outbuilding to facilitate garden access;
- Installation of solar panels (PV) on SE/SW facing roofs of outbuilding; and
- Erection of a greenhouse to the west of the property to replace existing shed.

1.2 The following plans are submitted in support of this application and should be read in conjunction with this statement:

- Plans prepared by Jon Dale including:
 - Site Location Plan
 - Site Plan as existing
 - Existing and Proposed Floorplans
 - Existing and Proposed Elevations

1.3 The proposals would provide well-designed alterations to the existing dwellings at Windmill Farm. The enclosing of the front door and porches will provide some protection from the elements for existing and future occupants. The proposed solar panels will enable the property to be even more energy efficient, whilst the proposed greenhouse will enable the occupants to grow their own produce and lead a healthy lifestyle.

1.4 The proposals have been sensitively designed to reflect and respect the existing built form on site. The proposed development will be discussed in more detail in Section 4 of this statement.

1.5 This statement describes the site in Section 2, sets out relevant planning history in Section 3, details the proposals in Section 4, reviews both local and national planning policy in Section 5 and the rationale for the development is set out in Section 6.

2.0 THE SITE AND ITS SURROUNDS

- 2.1 Windmill Farm is located to the north east of the South Downs Way in Beauworth. The property is accessed via a private driveway from the South Downs Way. To the north west of the main property is an outbuilding which comprises two separate residential units and ancillary residential uses including a gym and changing room.
- 2.2 To the south east of the site lies residential development accessed off the South Downs Way. To the south, north, east and west of the site lie fields in agricultural use.
- 2.3 The site does not lie within an area of flood risk as identified by the Environment Agency.
- 2.4 Other than the National Park designation, there are no known landscape or environmental designations known to apply to the site. Windmill Farm is not listed, nor is it recognised as a non-designated heritage asset.



Private driveway to Windmill Farm. Main dwelling on the right and converted outbuilding on the left.



South east elevation of converted outbuildings at Windmill Farm



Main entrance to Windmill Farm



South east entrance to converted outbuildings at Windmill Farm



North west entrance to converted outbuildings at Windmill Farm

3.0 PLANNING HISTORY

3.1 An online planning history search for the property subject of this application revealed the following.

Reference	Description	Decision
10/00077/FUL	Demolition of existing dwelling, replacement dwelling, new wall enclosure, new cellar and associated landscaping, conversion and restoration of outbuildings.	Approved
11/00042/FUL	Erection of replacement dwelling and conversion and restoration of outbuildings with glazed link, cellar, new wall enclosure and associated landscaping (amendment to existing planning permission 10...	Approved
11/01321/SFUL	Amendment to permitted planning permission 11/00042/FUL-Erection of replacement dwelling and	Withdrawn

	conversion and restoration of outbuildings with glazed link, cellar, new wall enclosure and associated	
11/01312/SNMA	(MINOR AMENDMENT to Planning Permission 11/00042/FUL) Erection of replacement dwelling and conversion and restoration of outbuildings with glazed link, cellar, new wall enclosure and associated landscaping (amendment to existing planning permission 10/00077/FUL); Oyster white paint for use on outbuildings (internal courtyard facing windows only); external facing window of outbuilding to be medium oak colour (or actually oak framed)	Approved
11/02721/SFUL	(AMENDED DESCRIPTION AND REVISED DESIGN STATEMENT) 15 no. solar panels to internal roof of single storey outbuilding; 4	Approved

	no. air source heat pumps in underground compound		SDNP/14/01192/FUL	Installation of roof mounted photovoltaic panels to the North West inner ridge plane of the outbuildings and 2no. ground mounted photovoltaic panels sited to the North of the paddock	Withdrawn
SDNP/13/02259/HOUS	Roof mounted solar panels affixed to the south west roof plane and inner north western roof plane of the outbuildings, install two stand alone ground mounted solar panels to the north side of the ponds in the paddock	Withdrawn	SDNP/14/02124/FUL	Roof Mounted photovoltaic panels to the North West inner ridge plane of the outbuildings and 2No. ground mounted photovoltaic panels sited to the North of the paddock (RESUBMISSION) (Amended plan received 09.06.14 reducing the height of the panels)	Approved
SDNP/13/04127/CND	Variation of condition no.8 of planning permission 11/00042/FUL) - To have the landscape scheme discharged against the As Built landscape scheme as per drawing ref Creating Place W1105 L702 C4	Approved			
SDNP/13/04266/NMA	(MINOR AMENDMENT to Planning Permission 11/00042/FUL) for an Additional conservation roof light to the north east outbuilding roof plane	Approved			

4.0 THE PROPOSALS

4.1 This application proposes the following:

- Enclosing the front porch of the main house;
- Creating two porches on the two entrances to the outbuilding comprising the two self-contained units;
- Addition of a window into the gym changing room;
- Replacement of window with French door on outbuilding to facilitate garden access;
- Installation of solar panels (PV) on SE/SW facing roofs of outbuilding; and
- Erection of a greenhouse to the west of the property to replace existing shed.

4.2 It is pertinent to note that most of the proposals could have been undertaken under the General Permitted Development Order had permitted development rights not been removed by the Local Planning Authority when granting the replacement dwelling consent. The reason for the removal of the permitted development rights in the National Park is to ensure control is retained over built form and to ensure it is of a high-quality which is in keeping with the existing built form.

4.3 The proposed alterations to the main dwelling and converted outbuilding at Windmill Farm are largely for practical reasons. The enclosing of the front porch of the main dwelling is to protect the

existing front door and act as a small entrance in bad weather to protect the main dwelling from the elements and to reduce heat loss. Similarly, the proposed porches on the north-west and south-east entrances to the self-contained residential units in the outbuilding are to provide a shelter from the elements. Given their exposure to the elements, the existing oak doors swell so much as to be unusable in wet weather and shrink so as to not fit in dry.

4.4 The proposed window to the gym changing room is to allow some natural light in this room. The room is currently entirely without natural light or ventilation.

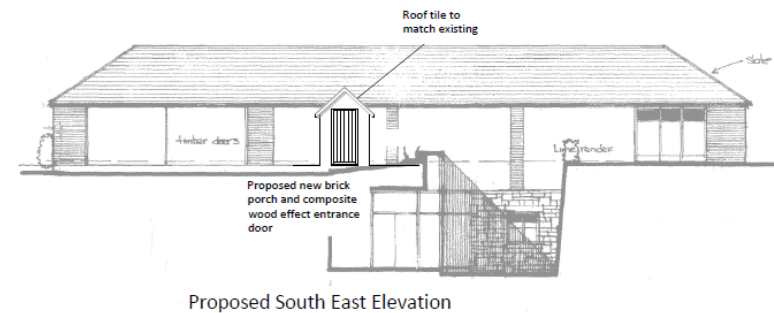
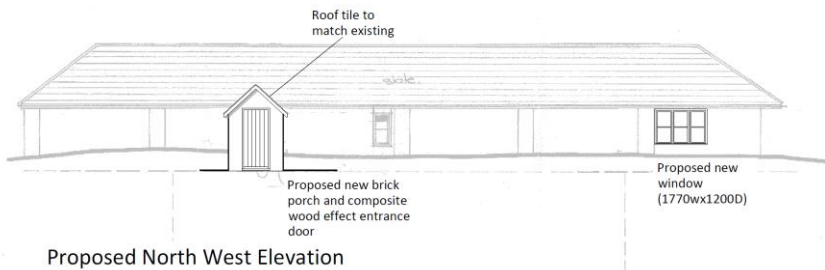
4.5 The proposed replacement of the existing window on the outbuilding with a French door is to allow occupants to access the outdoor amenity space with ease and without the need to walk through the main dwelling (and down and upstairs) to access the garden.

4.6 The proposed solar panels on the south east and south west facing roofs of the converted outbuilding are to make the property more energy efficient which is encouraged by both Local and National Planning Policy.

4.7 The erection of the greenhouse in the rear garden of Windmill Farm is to enable the occupants to grow their own fruit and vegetables and to nurture young plants & trees for later transplanting outdoors.. The growing of produce in one's own garden helps support a healthy lifestyle and good mental well-being. The growing of produce may also help to capture carbon which could help to mitigate climate change and assist the National Park's resilience. Such a benefit is further assessed in the Ecosystem Services Statement submitted with this application.

4.8 All of the proposed alterations have been designed to reflect and respect the existing features of the built form. A sensitively selected palette of high-quality materials to match existing materials will be utilised to ensure the character and appearance of the dwelling is enhanced.

4.9 A detailed assessment of the proposals against the relevant planning policy is provided in Section 6 of this statement.



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 in the administrative boundary of the South Downs National Park Authority, as such the Development Plan comprises the following documents:

- South Downs National Park Local Plan (2019)

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

National Policy

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 The following section of the NPPF are considered to be most relevant to the proposals:

- Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (paragraph 2).
- Plans and decisions should apply a presumption in favour of sustainable development. For decision making, this means:
 - approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance

provides a clear reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole (paragraph 11).

- The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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 (paragraph 126).
- Paragraph 130 of the NPPF sets out how planning policies and decision should achieve well-designed places. The following sections of this paragraph are of particular relevance to the proposals:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder,

and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Development Plan

5.7 The Development Plan comprises the South Downs Local Plan (2019). The following policies are considered to be relevant to the proposals:

- Policy SD1 – Sustainable Development
- Policy SD2 – Ecosystem Services
- Policy SD4 – Landscape Character
- Policy SD5 – Design
- Policy SD7 – Relative Tranquillity
- Policy SD8 – Dark Night Skies
- Policy SD9 – Biodiversity and Geodiversity
- Policy SD48 – Climate Change and Sustainable Use of Resources

6.0 RATIONALE FOR THE DEVELOPMENT

Planning Considerations

6.1 The main planning considerations that need to be addressed in respect of this application are the principle of development, impact on the surrounding landscape character and the impact on neighbouring amenity space. The design, scale and appearance of the proposals are also a key consideration in light of the relevant planning policy and the National Park status.

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, 12 and 47 of the National Planning Policy Framework (NPPF) (2019).

Principle of development

6.3 The proposed alterations to the main dwelling and outbuilding at Windmill Farm together with the proposed greenhouse do not increase the floorspace of the existing dwelling by more than 30%. It is therefore considered that the principle of development is acceptable, and the proposals are in accordance with Policy SD31.

6.4 In addition, the installation of solar panels on the outbuilding is in accordance with Policy SD48 which encourages development proposals to adapt to climate change and sustainably use resources.

Design, Scale and Appearance

6.5 The enclosing of the front porch of the main dwelling and the two proposed porches on the external doors to the outbuilding are proposed for practical reasons. At present, the doors are open to the elements and shrink/swell depending on weather conditions, rendering them unusable, and allow for heat loss which effects the energy efficiency of the buildings.

6.6 The proposed porches have been designed to reflect and respect the existing dwelling as well as the established character of the local area by utilising high-quality materials which are already used on the dwelling and outbuilding. The proposed porches are therefore considered to seamlessly integrate into the existing built form and will not constitute alien features on the building.

6.7 The insertion of a new window to allow natural light into the gym is also for practical purposes and has been designed to be in keeping with the existing style of fenestration on the outbuilding. The replacement of the window with the French doors is also a practical alteration to allow easy access to the garden. The proposed French

doors are in keeping with those on the rear of the existing dwelling and will complement the retained windows on the outbuilding.

- 6.8 The greenhouse has been designed to respect the local vernacular and ensure it complements the surrounding area.

Impact on the surrounding Landscape Character

- 6.9 Policy SD4 of the Development Plan sets out the development proposals will be permitted where they conserve and enhance the surrounding landscape character.

- 6.10 The proposed porches, window and replacement French doors will integrate well with, and be read in the context of the existing built form.

- 6.11 The proposed solar panels are located on the south east and south west elevations of the outbuilding. The solar panels will integrate well with the existing slate roof and whilst may slightly alter the texture of the roof, they will not create an incongruous feature in the landscape and will be read in the context of the existing built form on site.

- 6.12 The greenhouse has been sited appropriately, in replacement of the existing shed, to ensure it is read in context with the existing built form and is not an incompatible feature in the landscape. Further,

such development in gardens is common place is considered to be in keeping with the surrounding landscape.

- 6.13 The South Downs Way runs to the south of the site and views from this Public Right of Way (PRoW) have been considered when designing the proposals. The proposed enclosing of the front porch of the main dwelling will be a very minor change in views from the PRoW as will the proposed porches on the entrances to the outbuilding. The proposed window and French doors will not be seen in views from the PRoW and the proposed greenhouse may be seen in glimpse views, however it will be largely screened by existing vegetation. In light of the above, any alterations to views achievable from the South Downs Way are considered to be de minimis.

- 6.14 The proposals have been informed by the landscape character of the area and conserve and enhance existing landscape character features. Therefore, the proposed development is in accordance with Policy SD4 of the Development Plan.

Impact on Neighbouring Amenity

- 6.15 By virtue of the small-scale, design and appearance of the proposal and the nature of the intervening boundary treatment and distance from neighbouring properties, the proposal would not give rise to an adverse impact on the living conditions of neighbouring property by virtue of loss of daylight, sun light, or privacy.

Impact on Ecology and Dark Night Skies

- 6.16 The proposed extension will not have any adverse impact on the ecological value of the site and therefore proposals are in accordance with Policy SD9 of the Development Plan.
- 6.17 The proposed development does not include any roof lights. During the hours of darkness to avoid any light pollution, blackout blinds and curtains will be shut, thus respecting the 'Dark Sky' policy. Enclosing the porches is likely to reduce rather than increase external light leakage.
- 6.18 The proposals will therefore have no adverse impact on the dark sky reserve and is in accordance with Policy SD8 of the Development Plan.

Ecosystem Services

- 6.19 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

- 6.20 In summary, the proposals constitute a practical, high-quality development which respects and enhances the existing dwelling

and outbuilding at Windmill Farm. The proposed porches will provide protection to the existing doors and will provide a 'void' to increase the thermal efficiency of the dwelling and outbuilding. The proposed solar panels will enable the property to be even more energy efficient through the utilisation of renewable energy, making the development sustainable.

6.21 The above assessment of the proposals together with the plans and documents submitted in support of the application, demonstrate how the proposals are in accordance with the relevant policies of the Development Plan and respect the two main purposes of the South Downs National Park.

6.22 Therefore, in accordance with Section 38(6) of the 2004 Planning and Compulsory Purchase Act, planning permission for the proposals should be granted without delay in accordance with paragraph 11 of the NPPF.