



March House, Oaklands Lane, West Lavington, GU29 0EE

# Planning, Design and Access Statement

Mr. & Mrs. Ormerod

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Albion Planning is an independent town planning consultancy based in Worthing, West Sussex.

It's founder and principal has over 30 years of broad ranging planning experience, gained in both the private and public sectors, and in both policy and development management.

For further information, contact:

Chris Geddes, Founder and Principal [cgeddes@albionplanning.com](mailto:cgeddes@albionplanning.com)

Albion Planning  
36 Windsor Road  
Worthing  
West Sussex  
BN11 2LY  
[www.albionplanning.com](http://www.albionplanning.com)

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## 1.0 Introduction

- 1.1. This Planning Statement has been prepared in support of a detailed planning application submitted to the South Downs National Park Authority (**the Council**) by Albion Planning, on behalf of Mr. & Mrs. Ormerod (**the Applicant**), for the following description of development at March House, Oaklands Lane, West Lavington, GU29 0EE (**the Site**).

*Erection of a single storey rear extension and internal and external alterations to a double garage to form habitable accommodation (retrospective). Erection of a new double garage and change of use of outbuilding from exercise studio to ancillary residential.*

- 1.2. The purpose of this Statement is to set out the development proposal and how it relates to the statutory development plan and other material considerations. The Planning Statement should be read in conjunction with the supporting documents listed below in para.1.3.

### Submission Documents

- 1.3. In addition to this Planning Statement, the application is accompanied by the following documents.

Report	Author
Application and CIL Forms	Albion Planning
Application Fee	Mr. & Mrs Ormerod
Bat Scoping and Preliminary Ecological Appraisal (2017)	The Ecology Co-op
Preliminary Ecological Appraisal update (2022)	The Ecology Co-op
Tree Survey & Arboricultural Impact Assessment	Hellis Tree Consultants
Baseline Assessment Checklist	Albion Planning

### Structure of this Statement

- 1.4. This Planning Statement is structured as follows:
- > **Section 2** describes the Site within the immediate local context;
  - > **Section 3** summarises the pre-application advice received;
  - > **Section 4** sets out the proposed development in greater detail;
  - > **Section 5** identifies the relevant national, regional and local policy context;
  - > **Section 6** addresses the material planning considerations of the proposal; and
  - > **Section 7** draws together the conclusions of the report.

## 2.0 Site and Surrounding Area

- 2.1. The site lies within the South Downs National Park, to the south of Midhurst in the hamlet of West Lavington. See the site location plan below,



- 2.2. The site is situated on the eastern side of Oaklands Lane and comprises the residential curtilage of 'March House' and associated land which measures approximately 0.54Ha.
- 2.3. The application relates to the land within the curtilage which comprises the main dwelling and incidental outbuildings. The proposed site layout is shown on the Block Plan submitted with this application.
- 2.4. There is a driveway adjacent to the northern elevation of March House, providing vehicular access to the road known as Dunford Hollow.
- 2.5. March House is detached with white render elevations under a shallow hipped slate roof and has an 'L' shaped footprint with the main frontage facing approximately west to Oaklands Lane.
- 2.6. The accommodation is on two floors and there are chimney stacks indicating the location of original fireplaces although some elements are clearly modern. These are mostly finished with white render but the southern stack has facing brick. The chimney stacks would be restored as part of this application including reconstruction of the stack above the roof level of the kitchen.
- 2.7. Whilst the building retains a traditional appearance, there have been various previous alterations and replacement elements, including new doors and windows etc. and the building retains little evidence of its original interior form and detail. Parts of the building have raised quoins to the corners which may indicate a different phase of construction.

- 2.8. The exercise studio is a single storey, rectangular-shaped building, consisting of white rendered walls and a slate dual pitched roof with half hips at either end.
- 2.9. In terms of neighbouring land uses, the site is adjoined by residential properties to the north and west on the opposite site of Oaklands Lane and Dunford Hollow and to the south-east.
- 2.10. There is mature landscaping along all boundaries, which screens the site from views in the wider landscape. There is very limited inter-visibility with neighbouring residential properties due to separation distances and the presence of intervening mature trees and shrubbery along the site boundaries.
- 2.11. The site is located within Flood Zone 1 (low risk) on the Environment Agency's 'Flood Map for Planning'.
- 2.12. There are no Public Rights of Way within the immediate vicinity of the site.

### 3.0 Planning History

- 3.1. There has been some recent planning history in respect of March House, which is particularly relevant to the determination of this planning application. It can be summarised as follows:

[SDNP/2017/04123/HOUS and SDNP/2017/04268/LIS](#)

- 3.2. On 13<sup>th</sup> November 2017, planning permission (LPA Ref: SDNP/2017/04123/HOUS) and Listed Building Consent (LBC) (LPA Ref: SDNP/2017/04268/LIS) was granted for the following description of development:

*Convert double garage to habitable accommodation, internal and external alterations. Erection of a single storey rear extension and a new double garage.*

- 3.3. In granting planning permission and LBC, a number of planning conditions were imposed; two of which were pre-commencement conditions. These conditions read as follows:

3. *Notwithstanding any details submitted no development/works shall commence until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.*
4. *Notwithstanding the approved plans, no window shall be installed until details have been submitted to, and approved in writing by the local planning authority. The details shall include:*
  - a. *Plans to identify the windows, skylight (orangery) and doors in question and their location within the property, cross referenced to an elevation drawing or floor plan for the avoidance of doubt;*
  - b. *1:20 elevation and plan;*
  - c. *1:10 section with full size glazing bar detail;*
  - d. *the position within the opening (depth of reveal) and method of fixing the glazing (putty or beading); and*
  - e. *a schedule of the materials proposed, method of opening, and finishes.*

*Thereafter the works shall be carried out in full accordance with the approved details and the development shall be maintained as approved in perpetuity.*

[SDNP/18/01274/DCOND and SDNP/18/02084/DCOND](#)

- 3.4. Details were submitted (LPA Ref: SDNP/18/01274/DCOND and SDNP/18/02084/DCOND) to discharge the above conditions, but it was subsequently determined on 4<sup>th</sup> May 2018 that they were not approved.

- 3.5. In respect of Condition 3, it was stated that:

*The proposed materials are not considered to be detailed enough as to ensure that the development would be implemented correctly. Insufficient information has been submitted in relation to the type of render and composition to be used. The specification of paint to match existing is vague and the manufacturer, type and model of the paint to be used should be specified.*

3.6. In respect of Condition 4, it was stated that:

The following information has not been submitted with the application:

*a) plans and elevations to identify the windows and doors;*

*b) 1:20 elevation and plan of the proposed doors and windows (only details of the orangery has been submitted);*

*e) materials and finishes of the proposed windows and doors.*

*Furthermore, the proposed sectional details for doors and windows are not acceptable. The principle of double glazing units was accepted at application stage, however the depth of the proposed glazing (28mm) is considered to be excessive. Ideally, double glazing in such building should be 12mm thick. Finally, it is also considered that bars should be functional and not just stick decorative additions to the windows. The proposed window bars would not secure the glazing, but it would only be a decorative feature. This is not acceptable and it should be reconsidered.*

3.7. Between February 2018 and August 2018, the rear (orangery) extension was constructed and between July 2019 and December 2019 the conversion of the integral garages took place, but without having discharged the aforementioned pre-commencement conditions.

3.8. The retrospective element of this current application seeks to regularise these works. Significantly, it should be noted that March House has been excluded from the list of buildings of special architectural or historic interest (see below), since the details submitted to discharge Conditions 3 and 4 were not approved.

3.9. For the avoidance of any doubt, no works have taken place in respect of the previously consented new detached double garage.

SDNP/18/03743/FUL

3.10. On 18<sup>th</sup> January 2019, planning permission (LPA Ref: SDNP/18/03743/FUL) was granted for the following description of development:

*Retrospective change of use of an outbuilding to an exercise studio for commercial purposes.*

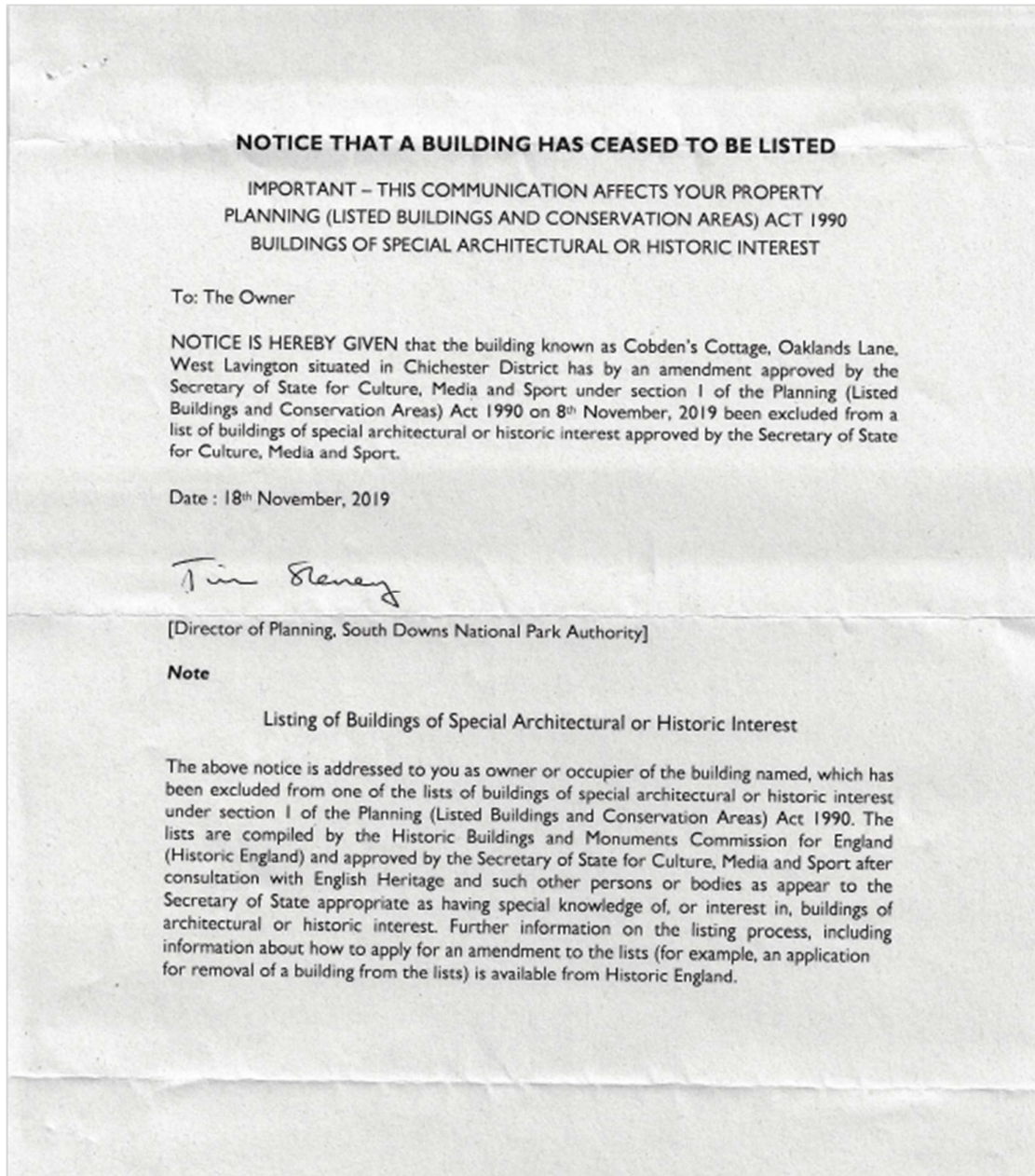
3.11. In determining the above, it was considered that:

- The proposal would not have a 'severe' impact on the operation of the highway network;
- The outbuilding and its current use have limited impact on the wider landscape character of the national park, being set back within the site and well screened;
- The adjoining property, Bracken Hall, is the closest residential property, to the east, which is separated from the application site by a high hedgerow. It is considered that the activities can be readily contained within the structure, as not to cause a noise nuisance to neighbours.
- The change of use of the outbuilding to an exercise studio is considered to have limited impact on the character of the National Park, set within the existing grounds of the main dwelling. The proposed use does not adversely impact on residential amenity due to it being contained within an existing building and there are adequate parking facilities on the site. WSCC are of the opinion that no highway safety issues arise from the development. The application is therefore recommended for approval.



Exclusion from the Listing of Buildings of Special Architectural or Historic Interest

- 3.12. On 18<sup>th</sup> November 2019, SDNPA advised that March House (formally known as Cobden's Cottage) had been excluded from the listing of buildings of special architectural or historic interest, with effect from 8<sup>th</sup> November 2019. See below.



## 4.0 Development Proposal

4.1. The proposed development comprises the followings:

- > Erection of single storey rear extensions (forming an orangery/conservatory and a plant room and WC) to the existing dwelling (retrospective);
- > Internal and external alterations to double garage to form habitable accommodation (games room and entrance hall) (retrospective);
- > Minor external alterations to windows and doors (retrospective);
- > Replacement of the portico entrance (retrospective);
- > Erection of a new double garage; and
- > Change of use of outbuilding from exercise studio to ancillary residential.

### Extensions

4.2. As explained in Section 3, planning permission (LPA ref: SDNP/2017/04123/HOUS) was granted in November 2017 for a number of elements, including the erection of two single-storey rear extensions. These extensions have been erected, broadly in accordance with the approved plans, but without first discharging the pre-commencement conditions. This application seeks to regularise this situation.

4.3. The sunroom/conservatory type extension is located centrally on the rear elevation of the building as shown on the submitted 'Proposed East Elevation'. The main element of the extension is circa 3.5m in height (circa 4.0m including the rooflight) and circa 4.5m in depth from the rear elevation of the original dwellinghouse. As such, it constitutes an addition of only 0.5m beyond what is allowable under permitted development on Article (2)3 land. The extension has adopted a traditional design approach with a combination of rendered elevations and multi-paned casement windows on side elevations to match the host building. The rear, east facing, elevation is predominantly glazed to provide light and aspect to the rear garden.

4.4. As shown on the submitted plans, a further single storey infill extension adjoins the sunroom/conservatory. It represents a continuation of the existing pitched roof rear extension as shown on the 'Proposed East Elevation'. It has been finished in materials to match the host building. As this extension is less than 4.0m in depth and less than 4.0m in height, it comprises permitted development. This extension is used as a plant room and WC.

4.5. Both extensions are subservient to the host dwelling.

### Garage Conversion

4.6. The existing double garage has been converted into a utility room, study and entrance door. This has entailed the removal of the existing double garage doors and their replacement with a new window and back door entrance. Both will comprise painted timber to match the existing. These works are consistent with the previously approved plans (LPA ref: SDNP/2017/04123/HOUS).

### Other Alterations

4.7. The entrance frontage did have a curved portico structure which included plastic detailing which did not complement the form of the existing building. This has been replaced with a more appropriate square design as shown on the submitted plans. In addition, the windows on either side of the new portico entrance have been reduced.

- 4.8. In addition, a number of other alterations to windows and doors have been undertaken. There have also been a number of internal alterations, which do not require planning permission.
- 4.9. All of the aforementioned alterations are consistent with the previously approved plans (LPA ref: SDNP/2017/04123/HOUS).

#### Outbuildings

- 4.10. The proposed new outbuilding is located north-east of the existing dwelling and is aligned with the existing access drive serving the site. This arrangement is shown on the submitted 'Location and Block Plan' and is consistent with the previously approved plans (LPA ref: SDNP/2017/04123/HOUS).
- 4.11. The outbuilding is to be used as a garage. It takes the architectural form of an agricultural barn, incorporating barn style hipped roof and catslide roof to the rear. To continue this theme, the building is finished externally with timber boarded elevations beneath clay roof tiles. Internally, the building provides circa 40sqm of floorspace in open plan layout with two parking bays.
- 4.12. The proposed outbuilding is modest in scale and clearly subservient to the host dwelling. Due to the presence of extensive boundary vegetation and the separation distance to neighbouring properties, it will not have a detrimental impact on residential amenity. Similarly, the use of a building located within the residential curtilage for purposes ancillary to the host dwelling is considered acceptable.

#### Change of Use

- 4.13. The exercise studio building is single storey, rectangular in shape and of a modest size and scale. The external walls comprise white render and the roof comprises a slate dual pitched roof with half hips at either end. A number of timber framed openings are contained within the western and southern elevations.

The building was first erected as an outbuilding to be used for purposes ancillary to the main dwelling. In April 2017 the building was converted to be used as an exercise studio. The conversion and change of use did not result in any external alterations or extensions to the building, with only the internal layout altered to accommodate the exercise studio. Planning permission (LPA ref: SDNP/18/03743/FUL) was retrospectively granted in January 2019.

- 4.14. Since the conversion of the building, the exercise studio has been used as part of a small-scale business under the ownership of Mrs Laura Ormerod who resides with her husband Mr Maurice Ormerod in March House.
- 4.15. It is now proposed to convert the building to being ancillary to March House. This will not require any external or internal alterations.

## 5.0 Planning Policy Framework

- 5.1. This section considers the relevant planning policy framework for the Site and material considerations. The policies considered most relevant to this application are set out below.

### Designations

- 5.2. The South Down Local Plan 2014-33 (SDLP) (Adopted July 2019) is the statutory development plan for the area. The Local Plan Policies Map shows that the site is located outside of any defined development boundary, in the 'open countryside'. According to the Environment Agency's Flood Zone Maps, the Site is located in Flood Zone 1 (low risk of flooding).

### **Circular 2010**

- 5.3. Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010.

### **Statutory Requirements**

- 5.4. The two statutory purposes of national parks, which are set out in the Environment Act 1995, are:
1. To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas; and
  2. To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.
- 5.5. If there is a conflict between these two purposes, conservation takes precedence. There is also a duty upon the Local Planning Authority to foster the economic and social wellbeing of the local community in pursuit of these purposes.

### **National Planning Policy and Guidance**

- 5.6. Regard has been given to the following national planning policy and guidance:
- > The National Planning Policy Framework (2018, revised 2019)
  - > The National Planning Practice Guidance (2018, as amended)

### NPPF (2019)

- 5.7. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England, and how these are expected to be applied and taken into consideration in planning decisions. The following policies are considered most relevant to this application.

#### *Chapter 4: Decision-taking*

- 5.8. **Para. 7** states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.9. **Para. 8** refers to the three dimensions to this: economic, social, and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. These roles should not be undertaken in isolation because they are mutually dependent.
- 5.10. At the heart of the NPPF is a 'presumption in favour of sustainable development'. **Para.11** states that for decision-taking, this means:

*a) Approving development proposals that accord with an up-to-date development plan without delay;*

*or*

*b) 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 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 as a whole.*

#### *Chapter 9: Promoting Sustainable Transport*

- 5.11. **Para. 111** states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residential cumulative impacts on the road network would be severe.

#### *Chapter 11: Making Effective Use of Land*

- 5.12. **Para. 120.d)** states that planning policies and decisions should: *“promote and support the development of under-utilised land and buildings, especially if these would help meet identified needs for housing where land supply is constrained, and available sites could be used more effectively...”*

#### *Chapter 12: Achieving Well-designed Places*

- 5.13. **Para. 130** states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate landscaping; they should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and development should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.

#### *Chapter 15: Conserving and Enhancing the Natural Environment*

- 5.14. **Para. 176** states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight. It adds that the scale and extent of development should be limited.
- 5.15. **Para. 185** states that planning decisions should protect tranquil areas and limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscape and nature conservation.

### **Local Planning Policy**

#### The South Downs Local Plan 2014-33 (July 2019)

- 5.16. The South Downs Local Plan (SDLP) 2014-33 was adopted in July 2019. On the Local Plan Proposals Map, the site is shown as being located outside of any defined development boundary.
- 5.17. The following policies in the SDLP are considered to be particularly relevant:
- 5.18. **Core Policy SD1** (Sustainable Development) refers to the purposes of National Park designation and states that planning permission will be refused where development proposals fail to conserve the landscape, natural

beauty, wildlife and cultural heritage unless, exceptionally: a) The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and b) There is substantial compliance with other relevant policies in the development plan.

5.19. **Strategic Policy SD4** (Landscape Character) reads as follows:

1. *Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:*
  - a) *They are informed by landscape character, reflecting the context and type of landscape in which the development is located;*
  - b) *The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;*
  - c) *They will safeguard the experiential and amenity qualities of the landscape; and*
  - d) *Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.*
2. *Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the Historic England Register of Historic Parks and Gardens) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.*
3. *The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.*
4. *Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.*
5. *The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character.*

5.20. **Strategic Policy SD5** (Design) reads as follows:

1. *Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high-quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:*
  - a) *Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;*
  - b) *Achieve effective and high-quality routes for people and wildlife, taking opportunities to connect GI;*
  - c) *Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;*
  - d) *Create high-quality, clearly defined public and private spaces within the public realm;*

- e) *Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;*
- f) *Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;*
- g) *Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;*
- h) *Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;*
- i) *Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;*
- j) *Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and*
- k) *Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.*

5.21. **Strategic Policy SD7** (Relative Tranquility) essentially states that development proposals will only be permitted where they conserve and enhance relative tranquility. Reference is made to considering: (a) direct impacts (i.e., changes in the visual & aural environment in the immediate vicinity; (b) indirect impacts (e.g., vehicular movements); and (c) experience of users of the PRoW network.

5.22. **Strategic Policy SD8** (Dark Night Skies) seeks to ensure that development does not harm the quality of dark night skies. It states that development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core (DSC). It also states that all opportunities to reduce light pollution should be taken. In the first instance the installation of lighting should be avoided and if cannot be avoided, then it must be necessary and appropriate.

5.23. **Strategic Policy SD9** (Biodiversity and Geodiversity) states that development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation.

5.24. **Development Management Policy SD11** (Trees, Woodland and Hedgerows) seeks to ensure the management, including conservation and enhancement, of existing trees, woodland and hedgerows, and to ensure that opportunities for restoration and new planting is realised.

5.25. **Strategic Policy SD25** (Development Strategy) states that the principle of development within defined settlements will be supported. Exceptionally, development will be permitted outside of settlement boundaries, where it complies with relevant policies in the SDLP.

5.26. In this regard, **Development Management Policy SD31** (Extensions to existing dwellings, and provision of annexes and outbuildings) reads as follows:

1. *Development proposals for extensions to existing dwellings, and the provision of annexes and outbuildings will be permitted where:*
  - a) *The proposal does not increase the floorspace of the existing dwelling by more than approximately 30% unless there are exceptional circumstances;*
  - b) *The proposal respects the established character of the local area; and*



- c) *The proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.*
2. *Proposals for annexes should demonstrate the functional and physical dependency on the host dwelling.*
3. *Proposals for outbuildings should demonstrate that they are required for purposes incidental to the use of the host dwelling.*
4. *Where permission is granted future extensions may be controlled by the removal of permitted development rights.*

#### Technical Advice Notes

- 5.27. The council has prepared and has adopted a number of Technical Advice Notes to provide further guidance on policies set out in Local Plan documents. These include the following:
- > **The Extensions and Replacement Dwellings Technical Advice Note** (TAN) (July 2020) provides guidance for applicants and decision-makers in interpreting Policy SD31 (Extensions to existing dwellings, and provision of annexes and outbuildings) of the SDLP.
  - > **The Dark Skies TAN** (April 2018) supports Policy SD8 (Dark Night Skies) of the SDLP. It provides developers and planners with information required to submit / assess lighting schemes, which protect the South Downs International Dark Skies Reserve.



## 6.0 Planning Considerations

6.1. This section considers the proposed redevelopment, against the NPPF and the adopted Local Plan policies.

### Principle of Development

6.2. As stated above, the site is located outside of any defined settlement boundary. **Strategic Policy SD25** states that development will be permitted outside of settlement boundaries, where it complies with relevant policies in the SDLP.

6.3. **Development Management Policy SD31** is one such policy. See paragraph 5.24 above.

6.4. In this regard, the proposed development does not increase the floorspace of the existing dwelling by more than approximately 30%. See the figures in the table below.

6.5. It is noted that paragraph 7.92 of the SDLP states that *'The term 'existing dwelling' for the purposes of this policy refers to the residential unit that existed on 18 December 2002 or, if built after that date, as originally built.'* As a result, the existing dwelling comprises March House and the single detached garage, but excludes the 'exercise studio' building, which was erected after 18 December 2020.

Building	GIA (sq.m.)
March House	359
Single detached garage	16
TOTAL	375

6.6. 30% of 375 sq.m. equates to approximately 113 sq.m. By comparison, the proposed extensions comprise 59 sq.m., which equates to an increase of approximately 16%. Adding the proposed double garage increases these figures to 96 sqm and approximately 26% respectively; still well within the 30% policy requirement.

6.7. In determining the previous application (SDNP/2017/04123/HOUS), no concerns were raised regarding the proposed development no respecting the established character of the local area, so it is quite reasonable to assume that the proposed development complies with SD31 1b).

6.8. The impact of the proposal on *landscape* character is addressed in the context of Policy SD4 (see paragraphs 6.15 - 6.21 below).

6.9. In determining the previous application (SDNP/2017/04123/HOUS), no concerns were raised regarding the impact on residential amenity, by virtue of loss of light and/or privacy, so it is quite reasonable to assume that the proposed development complies with SD31 1c).

6.10. The proposed new outbuilding is to be used as a garage, which is incidental to the use of the host dwelling (Policy SD31 3).

6.11. As far as the change of use of the exercise studio is concerned, it should be noted that it is simply being converted to being ancillary to the residential use of March House.

6.12. As a result of the above, it has been demonstrated that the proposal would:

- Not increase the floorspace of the existing dwelling by more than approximately 30%;
- Respects the established character of the local area; and

- Not be overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.

6.13. In the light of the above, the proposed development accords with SDLP Development Management Policy SD31.

6.14. In any event, the principle of the proposed extension(s) and the detached double garage have already been established by the previous application (SDNP/2017/04123/HOUS), and it should not be overlooked that March House is now excluded from the listing of buildings of special architectural or historic interest.

### **Landscape Impact**

6.15. Policy SD4 seeks to ensure that development proposals conserve and enhance landscape character in the National Park.

6.16. The supporting text (Paragraph 5.8) states that *'The ability of proposals to meet the requirements to enhance landscape character in Policy SD4 will be considered in proportion to the size, scale and likely impacts of the proposals.'*

6.17. Paragraph 5.9 states that *'It is important that proposals are based on a meaningful understanding of the context and character of an area and those positive characteristics which define local distinctiveness...'*

6.18. In addition, Paragraph 5.11 states that *'Householder applications should be informed by the Landscape and Biodiversity Baseline Checklist which is available on the Authority's website in the first instance. Further study may be required following on from completion of the checklist which the Authority would advise on.'*

6.19. Accordingly, a Baseline Assessment Checklist has been completed and submitted in support of the application.

6.20. Furthermore, in determining the previous application (SDNP/2017/04123/HOUS), it should be noted that no concerns were raised regarding the impact of the proposed development on the landscape character of the no respecting the established character of the National Park.

6.21. As a result of the above, it has been demonstrated that the proposed development would accord with Policy SD4 of the SDLP.

### **Design**

6.22. Policy SD5 seeks to ensure that all development is of the highest possible design quality which reflects and respects the exceptional quality of the natural, agricultural and built environment of the National Park.

6.23. It states that development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high-quality design that makes a positive contribution to the overall character and appearance of the area. The policy goes on to refer to a number of design principles, which should be adopted as appropriate. The following paragraphs consider how the proposal would address each of the relevant principles.

6.24. It has already been demonstrated above (paragraphs 6.15 - 6.21), in respect of Policy SD4, that the proposed development would integrate, respect and complement landscape character, as a result of being well-screened by dense vegetation [SD5 (a)].

6.25. The scale and nature of the proposal is such that any routes for people wildlife will be unaffected and there are no opportunities to connect green infrastructure [SD5 (b)].

- 6.26. In determining the previous application (SDNP/2017/04123/HOUS), no concerns were raised regarding the proposed development no respecting the established character of the local area, so it is quite reasonable to assume that the proposed development complies with SD5 (c).
- 6.27. SD5 (d), concerns the creation of high-quality, clearly defined public and private spaces within the public realm, is not relevant as the proposed development is entirely within the private realm.
- 6.28. SD5 (e), concerning hard and soft landscaping, is not relevant as it deals with larger scale developments, which incorporate public spaces.
- 6.29. In accordance with SD5 (f), the design of the proposed development would utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing. In determining the previous application (SDNP/2017/04123/HOUS) it was stated that:
- The principle of replacing the existing double-glazed windows with timber double glazed units is acceptable. The proposed use of timber would be a great enhancement of the building. Details of the windows' design, profile, materials and finishes was controlled by condition, by virtue of the building being listed at the time.
  - The extension to the east would remain subservient to the host building and it would not compete with it in terms of footprint and scale. Its design is appropriate due to the lightweight nature of the orangery. The infilled single storey extension is not harmful to the character and appearance of the building.
  - Internal alterations are acceptable since the internal significance of the building (which was listed at the time) is limited and the proposed alterations are modest in terms of their impact on the historic fabric and integrity of the building.
  - All other external alterations were considered to be acceptable.
- 6.30. It should be noted that the conversion of the exercise studio, to being ancillary to March House, will not require any external or internal alterations.
- 6.31. High quality, secure, accessible and integrated storage is already provided within the curtilage of March House [SD5 (g)].
- 6.32. Similarly, high quality outdoor amenity space already exists within the curtilage of March House. This would be unaffected by the proposed development [SD5 (h)].
- 6.33. In accordance with SD5 (i), the proposed development would comprise sufficient internal space for the needs of a range of users.
- 6.34. SD5 (j), concerning the improvement of safety and the perceptions of safety, and being inclusive and accessible for all, is not relevant as it deals with larger scale developments.
- 6.35. The proposed development is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy. This was accepted when the previous application (SDNP/2017/04123/HOUS) was determined. As a result, it would comply with SD5 (k).
- 6.36. As a result of the above, it has been demonstrated that the proposal would accord with SD5 of the SDLP and paragraph 130 of the NPPF.

## **Sustainable Development**

- 6.37. The purpose Policy SD1 (Sustainable Development) is to reflect the three guiding principles of the SDLP:
- 6.38. In this regard, it has been demonstrated above that the proposal would accord with the relevant policies of the SDLP (in particular Policy SD31) and that the natural beauty, wildlife and cultural heritage of the National Park would be conserved and enhanced.
- 6.39. In the light of the above, it has been demonstrated that the proposal would comprise sustainable development in accordance with Policy SD1 of the SDLP, paragraph 176 of the NPPF and the first statutory purpose of national parks.

## **Residential Amenity Impact**

- 6.40. As previously stated, the proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy. This was accepted when the previous application (SDNP/2017/04123/HOUS) was determined.
- 6.41. In the light of the above, the proposed development accords with Policy SD5 (k).

## **Environment**

### Trees

- 6.42. A Tree Survey and Arboriculture Impact Assessment (AIA), prepared by Hellis Tree Consultants, has been submitted in support of this application. It considers the quality of existing trees on site and assesses the impact of the proposed development.
- 6.43. In summary, it concludes that:
- The proposed development requires the removal of T8. The loss of T8 will have a minimal impact on the visual amenity of the local area or the wider landscape. Notably, there is ample scope for new planting to mitigate the loss of one tree.
  - The retained trees should not cause undue apprehension to occupiers or users of the proposed extension or garage.
  - Due consideration has been given to the proximity of retained trees.
  - No overhanging tree canopies should be damaged by the construction activity.
  - The proposed garage will encroach within the root protection areas of T6, T7 and T9.
  - The proposed extension will not encroach within the root protection areas of any of the retained trees.
  - Additionally, the activity required to construct the proposed development (vehicular movement, storage of materials, soft landscaping etc.) may encroach within the root protection area of the retained trees if they are not properly safeguarded during the construction activity.
- 6.44. In the light of the above, the proposed development accords with SDLP Development Management Policy SD11.

### Biodiversity

6.45. The Ecology Co-op prepared a Bat Scoping and Preliminary Ecological Appraisal in October 2017. The purpose of report was to record the findings of the survey and identify potential ecological constraints further to a proposal for a single-story extension to the eastern face of the existing residential property, the demolition of a garage to make way for a new studio and the construction of a new double garage. In summary, it concluded that:

- The site is located in a rural setting with low density housing in the northern outskirts of Midhurst. Arable fields, woodland and water bodies including a large quarry lake and streams are present within the close surrounding landscape. This site includes a residential property, March House, and its associated garden space and a garage. The garden space is tightly managed and includes the following habitats; mown amenity grassland, hard standing, ornamental flower borders, scattered trees and a small garden pond.
- Regarding the extension on the eastern face of March House, the current plans involve the potential instillation of pipes through the small void of the existing sloped roof section with no proposed works to the roof tiles. Therefore, no further surveys are necessary given that the void has 'negligible' potential to support roosting bats. If plans change and the slate roof tiles are to be impacted a single bat emergence survey will be necessary given that this feature has 'low' potential to support roosting bats.
- The garage has 'negligible' potential to support bats and no further surveys are necessary.
- Any vegetation removal should ideally be timed outside of the nesting bird season (1st March to 31st August) with hand searches by an ecologist required during this time period. 6. This project is not anticipated to impact upon Amersham Common SSSI during construction or post construction given the distance of approximately 1.3km between them and the small scale of the proposed works

6.46. On 27th January 2022, Ecology Co-op made a repeat site visit, in order to provide a compliance statement, confirming that the work that has been undertaken at the property has not had an adverse impact upon roosting bats. In summary, it states that:

- The survey in 2017 had concluded that the proposed extension upon the east face of the roof did not require any further survey effort and had a negligible potential to impact roosting bats, however if the slate roof tiles on the main roof or the roof of a single storey extension adjacent to the proposed extension were to be disturbed, then a single bat emergence survey would have been required.
- During my site visit it was noted that the extension on the eastern face of the property had been built as described within the original bat scoping assessment and the work does not appear to have resulted in the disturbance of any roof tiles. This work has therefore complied with the recommendations of the 2017 report.
- The proposal to demolish an existing detached single garage and replace this with a double garage did not proceed and the garage remains in its original condition. It has a negligible suitability for roosting bats.

6.47. In the light of the above, the proposed development accords with SDLP Strategic Policy SD9.

### Noise

6.48. SDLP Policy SD7 seeks to ensure that development does not harm the relative tranquility of the National Park and to encourage the conservation and enhancement of positive tranquility factors.

- 6.49. The nature and scale of the proposed development is such that the changes to the aural environment in the immediate vicinity would be de minimis; particularly in the context of the busy and noisy Chichester Road and the frequent passage of large and heavy lorries along Oaklands Lane on their way to Pendean Sand Quarry.
- 6.50. Similarly, the indirect impact on areas within the National Park that are remote from the application site would be de minimis, by virtue of the nature and scale of the proposals.
- 6.51. As far as the PRoW network is concerned, the experience of users would be unaffected by the proposal.
- 6.52. The proposed development would conserve and enhance, and not cause harm to, tranquility, and would accord with Policy SD7 of the SDLP and paragraph 185 of the NPPF.

Light Pollution

- 6.53. SDLP Policy SD8 seeks to ensure that development does not harm the quality of dark night skies. It states that development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core (DSC). In this regard, it should be noted that the application site is not located within the DSC.
- 6.54. In this regard, 2no. lights have been fitted to the outside of the orangery, replacing external lights that have been removed from the existing external wall. The lights are mounted such that light is directed downwards. They are also low wattage, sufficient to light the ground around the extension. No additional external lighting is proposed as part of this application.
- 6.55. As a result of the above, the proposed development would accord with Policy SD8 of the SDLP and paragraph 185 of the NPPF.

## 7.0 Conclusions

- 7.1. This Planning Statement supports the submission of a full planning application to the South Downs National Park Authority. The description of development is as follows:

*Erection of a single storey rear extension and internal and external alterations to a double garage to form habitable accommodation (retrospective). Erection of a new double garage and change of use of outbuilding from exercise studio to ancillary residential.*

- 7.2. In November 2017, planning permission and LBC was granted for the following description of development:

*Convert double garage to habitable accommodation, internal and external alterations. Erection of a single storey rear extension and a new double garage.*

- 7.3. Between February and August 2018, the rear extension was constructed and between July 2019 and December 2019 the conversion of the integral garages took place, but without having first discharged the pre-commencement conditions.
- 7.4. In November 2019, March House was excluded from the list of buildings of special architectural or historic interest.
- 7.5. The retrospective element of this current application seeks to regularise these works, which are all broadly in accordance with the previously approved plans.
- 7.6. For the avoidance of any doubt, no works have taken place in respect of the previously consented new detached double garage. As per the previously approved plans, the proposed new garage is located north-east of the existing dwelling and is aligned with the existing access drive serving the site. It takes the architectural form of an agricultural barn, incorporating barn style hipped roof and catslide roof to the rear.
- 7.7. In January 2019, planning permission was granted for the conversion of an outbuilding to be used as an exercise studio. The conversion and change of use did not result in any external alterations or extensions to the building, with only the internal layout altered to accommodate the exercise studio. It is now proposed to convert the building to being ancillary to March House. This will not require any external or internal alterations.
- 7.8. All of the works (retrospective and proposed) are subservient in scale and are in keeping with the existing dwelling. They will not detract, neither individually or cumulatively, from the character and appearance of the existing site or the surrounding rural area and National Park. Similarly, the development will not have any adverse impacts on the residential amenity of neighbouring properties.
- 7.9. The proposed development would accord with the relevant parts of Policy SD31 of the SDLP. It would not increase the floorspace of the existing dwelling by more than approximately 30%. It would respect the established character of the local area and would not be overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.
- 7.10. The proposed development would accord with Policy SD4, as it has been informed by landscape character, it would conserve and enhance landscape character features, and it would safeguard experiential and amenity qualities of landscape. Furthermore, it is not located within a 'designated landscape' and its location within a small cluster of houses is such that the proposed development would not undermine the integrity of predominantly open and undeveloped land between settlements. In addition, it is not located within either a green or blue corridor.

- 7.11. The proposed development would accord with SD5, as it adopts a landscape-led approach and would respect the local character of the area. It would also accord with all of the relevant design principles referred to in the policy.
- 7.12. The proposed development would conserve and enhance biodiversity and accord with Strategic Policy SD9 of the SDLP.
- 7.13. The proposed development would conserve existing trees and accord with Development Management Policy SD11 of the SDLP.
- 7.14. The proposed development would conserve and enhance, and not cause harm to, the relative tranquility of the National Park, and would accord with Policy SD7 of the SDLP and paragraph 185 of the NPPF.
- 7.15. The proposed development would accord with Policy SD8 and paragraph 180 of the NPPF, as it would conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core (DSC). The application site is not located within the DSC and the total amount of glazing is compliant with Dark Skies TAN.
- 7.16. The proposed development would accord with Policy SD1, as it would accord the relevant policies of the SDLP and the natural beauty, wildlife and cultural heritage of the area would be conserved and enhanced. As a result, it would also accord with paragraph 176 of the NPPF and the first purpose of national park designation.
- 7.17. In the light of the above, it is respectfully requested that planning permission should be granted without delay.