

Planning Note and Sustainability Statement – June 2022

263 WOODLANDS ROAD, WOODLANDS, SOUTHAMPTON, SO40 7GJ

Introduction

263 Woodlands Road lies at the The project seeks to replace a dilapidated outbuilding to provide ancillary accommodation for the current owners.

Existing building

The existing garage is in a poor state of repair and of no heritage or architectural merit. The high eaves and low pitch, combined with the corrugated cement/asbestos roof covering make it particularly at odds with its setting in the National Park. The forward siting, render finish and domestic fenestration serve to confuse the buildings status as a subservient non-habitable outbuilding. The rear part of the building, which appears to be a later addition, is a simple covered veranda.



Existing front elevation



Existing Rear elevation

Planning history

An outbuilding of similar size but differing form was granted planning in 2011 but that permission has since lapsed.

An application for a permitted development rear extension has been recently made though not determined at the time of making this application.

Use

The applicants enjoy art and craft. The principal uses for the outbuilding will be painting and model making combined with some home office areas. These uses fulfil the criteria of being ancillary to the enjoyment of the main house. The small roof windows will provide a good level of light for these activities.

Design & Scale

As mentioned previously, the appearance of the existing building does not sit well within the national park setting. The proposed replacement will be a marked improvement.

The form of the replacement building will be more traditional, having a narrower span, lower eaves and steeper pitch. The overall height remains comparable and nowhere near high enough to accommodate any first floor or mezzanine accommodation.

In contrast to the ad-hoc arrangement of garage and covered veranda the proposal combines two volumes to create a coherent L shape building. The more rearward siting, overall height & scale of the building is subservient & proportionate to the main house and plot.

The orientation of the building reduces its apparent mass when viewed from the road.

Materials & Appearance

Use of high quality, sustainable & traditional materials such as timber cladding with a natural finish and clay roof tiles will ensure the building makes a positive contribution to the character of the new forest national park.



Proposed external cladding



Proposed plain tile roofing

Sustainability

Efficient Use of Resources

The existing building is of poor construction and unsuitable appearance & layout so a replacement is deemed necessary. Siting the replacement in broadly the same location will minimise consequential works.

Energy & Embodied Carbon

The replacement will be built to current regulations (as if an extension to a dwelling) and finished in renewable natural materials. Maximal use of local timber will result in carbon sequestration.

As the building is in close proximity to the parking areas for the house it will also host an electric vehicle charging point. Other buildings on the plot are better suited to hosting significant solar panel arrays, which would be less prominent.

Minimising Flood Risk

No increase to the risk of flooding will result from this project; the roof area is almost unchanged and will drain to a soakaway and landscape surfaces will remain permeable. Construction will reflect relevant EA guidance on resilient methods in flood risk areas to minimise the impact of flood events.

Biodiversity

The applicants are also undertaking to plant native hedging in conjunction with the overall improvements to the front of the property.