

Garden Cottage, Shotters Lane, Newton Valence, Alton, Hampshire, GU34 3RJ

Site and surroundings

Comprises a two storey dwelling and gardens located on the north-west side of Shotters Lane. The application site falls within a “countryside” location and the South Down National Park. It is also within an area of outstanding natural beauty (AONB). The dwelling was once two separate properties known as Shotters Cottage and Garden Cottage.



Figure 1. The existing east elevation.

Planning history

The only relevant history according to the EHDC and SDNP public access systems is for single storey front and rear extensions granted planning permission on 8 October 1996 (LPA Ref: 33600/000). It would appear these extensions were subsequently constructed.

The proposal

To construct limited ground and first floor extensions to improve the existing living accommodation. In essence the first floor headroom is very limited at present and raising the gable ends and modifying the roof would permit more commodious accommodation at first floor level. The existing shape and appearance of the dwelling would be largely retained with double gable ends to the front and rear elevations. A small balcony is proposed on the south elevation. The existing floor area of the dwelling is 231 square metres and the proposed 281 square metres.

Permitted development

Some of the proposed extensions to the rear could be regarded as *permitted development*. However, the side extension and work to the main highway facing elevation require planning permission.

Heritage assets

The application dwelling is neither a statutory nor locally listed building of architectural or historic and the site is not within a conservation area. Consequently the proposed extensions would not impact on heritage assets.

Amount

The proposed extensions would improve the living accommodation in a manner that is considered appropriate to the locality. The size and configuration would be commensurate with the application site area and relationship with surroundings.

Scale

There would be no significant increase in the overall height of the dwelling. The scale of the proposed extensions would be appropriate to the context and ensure they would remain subservient to the main dwelling.

Design

Matching brickwork, painted render and clay tiles would be utilised to ensure a harmonious outcome. The existing gabled ends and dormers have been incorporated in the design of the proposed extensions.



Figure 2. Part of existing west elevation showing later addition.



Figure 3. Existing south elevation.

Planning policy

The South Downs Local Plan is considered the most relevant local policy document and the National Planning Policy Framework (NPPF) sets out national guidance.

Development Management Policy SD31: Extensions to Existing Dwellings and Provision of Annexes and Outbuildings appears to provide the most relevant policy, it states:-

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.

Other policies that have some relevance are:-

SD1 - Sustainable development;

SD4 - Landscape character;

SD5 - Design;

SD8 - Dark night skies;

SD9 - Biodiversity and geodiversity and

SD11 - Trees, woodland and hedgerows.



Figure 4. Contextual view of existing west elevation.



Figure 5. Contextual view of existing south elevation.

It is considered the proposed development would be in compliance with Policy SD31 as the increase in floorspace would be 21%. The relevant date for establishing “existing” floorspace is 18th December 2002. The “existing” floorspace is 231 square metres and the proposed 281 square metres. The 231 square metres of floorspace existed prior to 18th December 2002.

The design and external materials would respect the character and appearance of the existing dwelling. The extensions would not be overbearing and the neighbouring dwelling would not be impacted in any meaningful way. As such there would not be any material impact on the neighbour’s amenity.

Overall it is considered the extensions and alterations would result in an enhancement of the appearance of this dwelling.

There would be no significant impact on existing vegetation. Only one tree would be felled to facilitate the proposed extensions. Overall the landscape changes would be very limited. Although a small increase in glazing is proposed it is not considered there would be any meaningful effect on dark night skies.

Chapter 12 of the NPPF is about design and seeks to ensure that all new development exhibits quality and appropriateness to its context. The proposed development is considered to be of a high quality and would result in an enhancement of the application dwelling and locality.

Chapter 15 of the NPPF refers to conserving and enhancing the natural environment. In accordance with Paragraph 172 it is considered this part of the landscape forming the National Park and AONB would continue to be conserved and enhanced.

In respect of habitats and biodiversity it is not considered there would be any harm caused as a result of the application proposals. There is potential to add bird boxes to the elevations of the dwelling to aid bio-diversity.

Access

The existing vehicular access and car parking arrangements would be unaffected by the application proposals.

National Park

The application site is located within the South Downs National Park. The two statutory objectives are as follows:

To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and to promote opportunities for the public understanding and enjoyment of their special qualities.

It is not considered that the statutory objectives of the SDNP would be contravened. In fact the enhancements proposed to this dwelling would result in an improved built form and therefore an enhancement to this part of the SDNP.

Landscape and visual impact

Existing trees and hedges would be retained, except for one tree. The modest nature of the application proposals would not have any material impact on the form of the landscape. Views from public areas would be largely unaffected.

Flood risk

The application site is located within Flood Zone 1 and is therefore not considered to be at risk of fluvial flooding.

Assessment

The dwelling would, as a result of the application proposals, remain, a modest in size, four bedroom dwelling.

The minor nature of the proposed development would have any material impact on the National Park and certainly would not be contrary to the statutory objectives.

The result of the proposed development would be an enhancement of the application dwelling and thereby the locality.

The proposed development would not have any material impact on the neighbour's amenity.

There would be no meaningful impact on trees or hedges on the application site.

Car parking and highway safety would not be altered.

Conclusion

It is respectfully requested that planning permission should be granted in order to improve the living accommodation and appearance of this dwelling.