

**Planning, Design and Access
and
Heritage Statement**

in respect of planning and listed building applications
seeking detailed consent for
the demolition of an existing porch and the construction of a replacement porch

at

Hill Farmhouse
Rectory Lane
Gatcombe
PO30 3EF



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1. INTRODUCTION

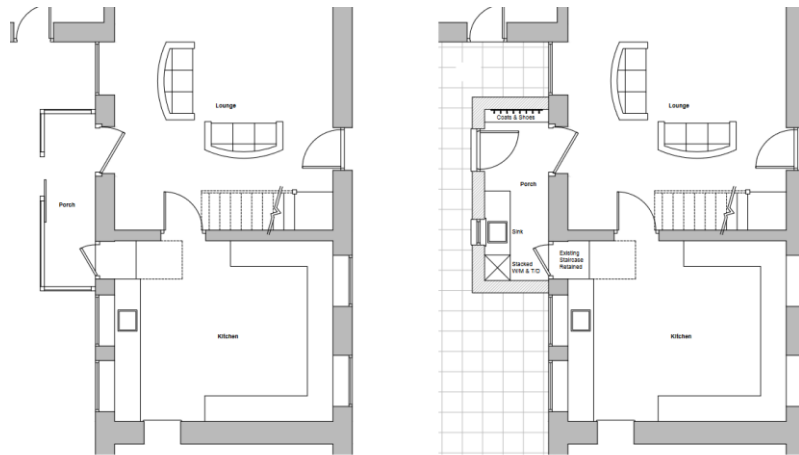
- 1.1 This statement has been prepared to support a detailed planning application, which seeks both planning and listed building consents for a replacement rear porch entrance.
- 1.2 This application seeks to identify all the possible constraints that may affect the site with a detailed assessment of all the issues.
- 1.3 Any relevant history of the site and locality is explained as a background to the interpretation and implementation of planning policy in this particular area.
- 1.4 Relevant national and local planning policy is referred to and the merits of the application discussed in this context.

2. THE PROPOSAL

- 2.1 This application seeks detailed consent for a replacement porch

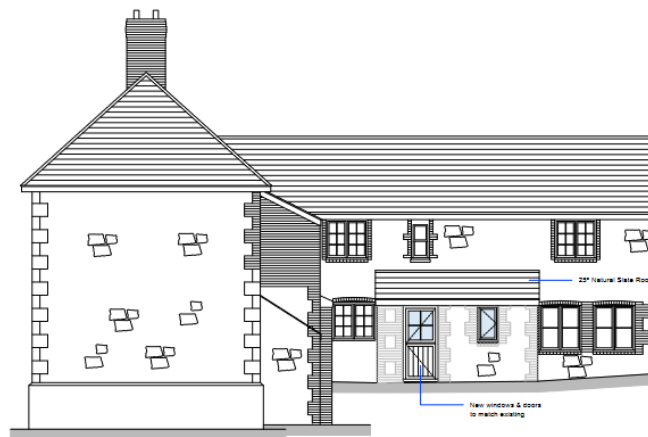


Existing rear (northeast) elevation (part)



Existing and proposed floor plans

2.2 The new single storey porch measuring some 4.5 m (width) by 1.75m (projection) will provide for an enlarged porch/utility room. External finishes would match that of the main dwellinghouse.



Proposed rear (northeast) elevation (part)

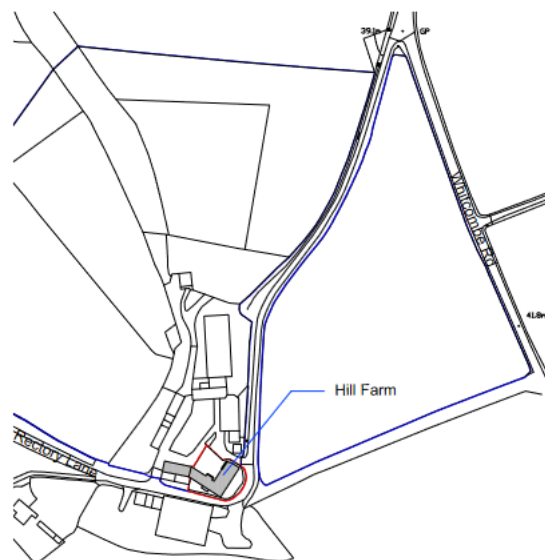


Proposed rear (northwest) elevation

- 2.2 These combined planning and listed building applications follows on from recent submissions which were refused planning and listed building consent in May of this year (22/00479/HOU and 22/00487/LBC).
- 2.3 The reason for refusal related purely to the proposed two storey extension which formed an additional feature to the porch within this application. This element has now been omitted from the proposed scheme.
- 2.4 This application relates only to the porch replacement. With regards this element, within the previous submission the case officer opined that the existing porch was acknowledged to be of poor design being built in corrugated sheeting and blockwork. It was also noted that its loss and replacement were accepted under an earlier consent (P/01045/12).

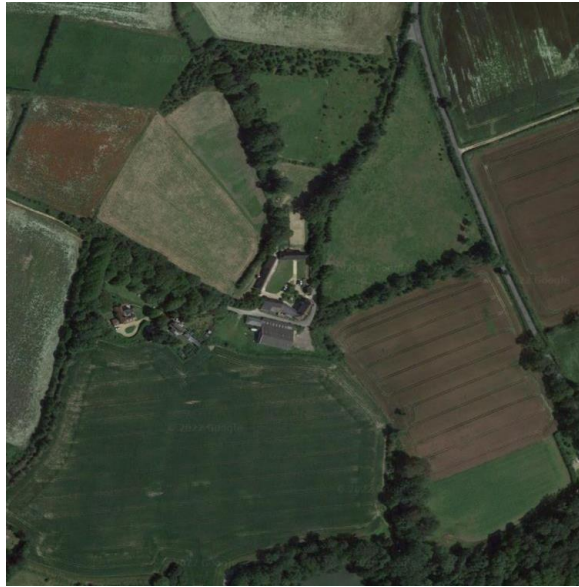
3. THE SITE AND SURROUNDINGS

- 3.1 The property is located within open countryside on the inside bend of Rectory Lane.



Location Plan

- 3.2 The locality is generally undeveloped with local highways bounded by natural hedging and trees interrupting wider views of the landscape.



Aerial view of locality



Extract from Core Strategy Map

- 3.3 The application site comprises a two storey detached building in single residential use. The property is a Grade II listed (1993) building whose architectural and historic features are identified as follows;

'Farmhouse. c1872 but in early C19 style reusing earlier materials. Built of greensand stone rubble with yellow brick dressings. Hipped old tiled roof with 2 end cemented chimneystacks with terracotta chimneypots. 2 storeys 4 windows. Eaves cornice has cast iron guttering with lions head masks. Cambered 12 pane sashes. Central round-headed porch with stone keystone and impost blocks. 4 panelled door. Left side elevation has 3 casements with red brick dressings in L wing of lower elevation. (Marion Brinton: Farmhouses and Cottages of the Isle of Wight: 95).

Listing NGR: SZ4925885503'

3.4 The property is located within the designated Area of Outstanding Natural Beauty (shown yellow), no other designations being applicable.

4. USE

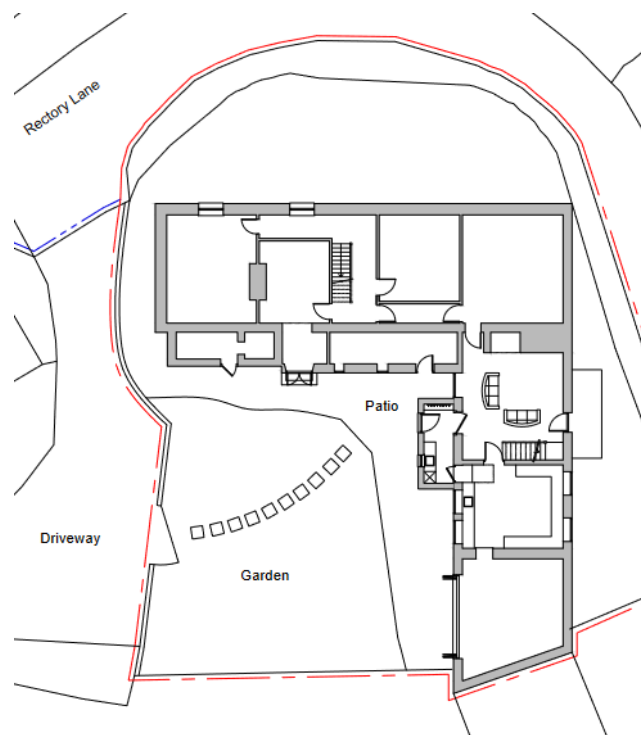
4.1 Clearly the established use of the site is that of an historic late 19th century dwelling house.

4.2 The replacement facility will allow the residential unit to continue to meet the demand for a domestic unit and it will be able to offer a flexible arrangement for individual circumstances. In land use terms there can be no objection to the proposal given its limited scale.

5. AMOUNT

5.1 Development of this site is not seen as being incompatible with the character of the area. The porch addition represents a very modestly scaled domestic extension affixed to the rear of the property.

5.2 The scheme does not impact on existing levels of amenity space. The meeting of these indicator would suggest that the proposal represents an appropriate level and scale of development for this particular site.



Site plan showing proposed footprint of porch

- 5.3 The development is able to reach an acceptable compromise in providing a replacement feature which makes more efficient and effective use of an existing listed dwelling house without causing harm to the character of the building, locality or neighbouring land uses.

6. LAYOUT

- 6.1 The scheme seeks to upgrade the building whilst retaining its residential use. The property will offer comfortable and spacious residential accommodation which can be utilised flexibly to suit the owner/occupier.
- 6.2 The new building work will have no implications for the existing layout of the building, its attendant space about or parking arrangements.
- 6.3 The remoteness of the dwelling will ensure that the proposed works will not impact on the amenities of any nearby residential occupiers.

7. SCALE

- 7.1 The size of the property is more than sufficient to accept small incremental additions to its massing.
- 7.2 The existing comfortable relationship within the existing plot will ensure successful assimilation within the area as there is no visual conflict with the scale of any development in the locality.
- 7.3 The existing building remains unaffected in terms of its streetscape massing or appearance.

8. LANDSCAPING AND TREES

- 8.1 There are no trees on the site that would be impacted upon.

9. APPEARANCE

- 9.1 The scheme incorporates well designed and modestly proportioned replacement domestic addition which improves the character or appearance of the host property.

10. ACCESS

- 10.1 There are no changes to parking or access into the site.
- 10.2 There is sufficient parking available to meet the requirements of the dwelling.

11. PLANNING POLICY CONTEXT

- 11.1 In considering application for development the LPA has a statutory duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine applications in accordance with the development plan unless material considerations indicate otherwise.
- 11.2 Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPAs to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy

- 11.3 The National Planning Policy Framework was most recently revised in July 2021. This document sets out the Government's objectives for the planning system.
- 11.4 There are three dimensions to sustainable development namely economic, social and environmental. These roles should not be undertaken in isolation because they are mutually dependent. Economic growth can secure higher social and environmental standards and well-designed buildings and places can improve the lives of people and communities.
- 11.5 Proposals which accord with an up to date Local Plan should be approved unless there is conflict with those policies unless material considerations indicate otherwise.
- 11.6 The guidance advises, amongst other issues, of the need to secure high quality design, encouraging effective use of previously developed land, conservation of heritage assets and to support local strategies to improve health, social and cultural well-being for all.
- 11.7 With regards the historic environment, Section 16 (paragraph 197) reminds LPAs when determining applications to ensure that new development makes a positive contribution to local character and distinctiveness. Where development leads to less than substantial harm to

the significance of a designated heritage asset this harm should be weighed against the public benefits of the proposal (paragraph 202).

- 11.8 Good design is given increased importance and is a high-profile objective within the document at section 12.

The Development Plan

- 11.9 The policies of the adopted Isle of Wight Island Plan (March 2012) constitute the statutory Development Plan for the purposes of considering this application.
- 11.10 The Island Plan Core Strategy identifies the locality as lying within the Wider Rural Area (WRA).
- 11.11 Policy SP1 (Spatial Strategy) supports development on land within or immediately adjacent KRAs. However there is generally no objection in principle to domestic additions notwithstanding their location.
- 11.12 Policy SP5 (Environment) supports proposals that protect, conserve or enhance the Island's natural and historic environments.
- 11.13 Policy DM2 (Design Quality for New Development) seeks appropriate design quality to protect, conserve and enhance the existing environment whilst allowing changes to take place.
- 11.14 Policy DM11 (Historic and Built Environment) supports proposals which positively conserve and enhance the special character of the Islands historic and built environment.
- 11.15 The Draft Island Planning Strategy Consultation (DIPSC) has been published for public consultation which ran until October 2021. However, given its very early stage in the adoption process, little weight can be attached to this emerging document at present.

12. SITE HISTORY

- 12.1 Several planning and listed building applications for minor works including internal alterations, new porch and a sand school have been approved over the last ten years.
- 12.2 Details relating to the most recent refusal are referenced in Section 2 of this statement.

13. PLANNING JUSTIFICATION

13.1 The main material planning considerations relating to this application are considered to be;

- (a) Development Plan Policy
- (b) Impacts of the proposal on the locality and Listed Building
- (b) Any other relevant matters

Development Plan Policy

13.2 There is no objection in principle to domestic extensions subject to the consideration of other more detailed matters.

13.3 The application site itself is located within an AONB and therefore the natural character and appearance of the area is subject to special protection measures. The relatively minor addition of a porch to the rear of the existing property cannot be said to have any materially adverse impacts on the character of the area. This view was accepted by the AONB officer when considering earlier applications for similar small-scaled extensions.

Impacts of the proposal on the character of the locality and Listed Building

13.4 The submitted plans indicate that the work can occur without any adverse impacts on the building itself and therefore by implication there will be no undue consequences for the noted characteristics of the Listed Building.

13.5 The established character of the surrounding area will be unaffected by the proposal.

13.6 The general requirement of policy to protect the character of the area is met by this proposal with no significant alterations to the existing premises.

13.7 The proposed replacement porch can only be seen as representing a significant improvement on the existing structure that is to be replaced. The elevations and main features of the existing property are maintained within the extended rear section.

13.8 Legislation places a duty on the planning authority to pay special regard to the preservation of heritage assets. As the proposal will ensure the continued maintenance and occupation of the listed building the proposal fully accords with paragraph 202 of the NPPF in permitting a viable use consistent with the conservation of the heritage asset.

- 13.9 Given that the scheme will lead to less than substantial harm to the significance of this heritage asset it is clear that any such limited harm is clearly outweighed by the economic and public benefits of the proposal involving the physical upgrade and architectural improvement of the property.
- 13.10 The proposal is therefore seen as according with National and Local Heritage Policies by ensuring the long term care and maintenance of this listed property.

Other planning considerations

- 13.11 The site lies within Flood Zone 1 (low risk) therefore no issues in this respect need to be addressed.
- 13.12 The application site itself is not subject of any known nature conservation or archaeological interest.
- 13.13 The proposal has no implications in respect of related highway safety matters.
- 13.14 No financial contributions are payable in respect of Solent Protection or Affordable Housing provision and no planning obligation is therefore necessary in this instance.
- 13.15 It will be noted that the proposed work would be likely to fall within 'permitted development' rights for rear extensions save for the fact that the property lies within Article 2(3) land i.e. AONB. It is appreciated that listed building consent would be required in any event.
- 13.16 Given the remoteness of the property there is no need to address impacts on the residential amenity of any nearby residential occupiers.

14. CONCLUSION

- 14.1 All material considerations have been identified within this statement and addressed accordingly.
- 14.2 On a detailed assessment of these considerations, there are no sustainable planning reasons why this proposal should not be granted planning and listed building approvals subject to appropriate controlling conditions.

- 14.3 Whilst the implications of both the planning and heritage constraints are recognised, for reasons outlined in this statement it is suggested that the proposed scheme will have no undue adverse impacts on these issues. The design approach adopted shows that the site can support this development as it is seen as improving living conditions without compromising the character of this Listed Building through a careful and sensitive design approach.
- 14.4 The scheme allows for the enhancement of the residential use of this listed building which will have no appreciable impacts on the character or appearance of the AONB. Indeed, the continued use of the building will allow improvements to its appearance and character and have a positive impact on the area both now and in the future with its continued maintenance and upkeep assured. This accords with the thrust of paragraph 202 of the NPPF and local policy DM11.
- 14.5 Having satisfied the tests of planning policy there are no other detailed material considerations that are harmed by the proposed works.
- 14.6 It is therefore respectfully suggested that as the scheme successfully addresses all policy issues and potential constraints and does not conflict with or harm adopted policies, the Local Planning Authority can support this scheme and grant the relevant consents accordingly, subject to appropriate conditions. Such an outcome accords with the conclusions of the LPA in reaching their previous decision.