

Miss Alice Drew
Youngs Yard
Churchfields
Twyford
Winchester
SO21 1NN

Our Ref: SDNP/21/04360/FUL
Contact: Charlotte Fleming
Officer:
Tel. No.: 01962 848 233

28th October 2021

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Applicant Name: Mr and Mrs Walters
Proposal: Conversion and small extension of stables to provide a one-bedroom holiday let

Site Address: Kennets Beech , Beauworth Road, Beauworth, SO24 0NZ

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

*The South Downs National Park Authority has adopted the Community Infrastructure Levy Charging Schedule, which will take effect from 01 April 2017. **This application is liable for Community Infrastructure Levy and will be subject to the rates set out in the Charging Schedule (<https://www.southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy/>). If you have any questions, please contact CIL@southdowns.gov.uk or tel: 01730 814810.***

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

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TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: SDNP/21/04360/FUL
Applicant Name: Mr and Mrs Walters
Proposal: Conversion and small extension of stables to provide a one-bedroom holiday let
Site Address: Kennets Beech , Beauworth Road, Beauworth, SO24 0NZ

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby GRANTS Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 23rd August 2021.

This permission is subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

4. **Holiday Monitoring:**
Upon commencement of the use hereby approved the owner/site operator shall keep a record of all persons who have occupied the Kennets Beech Holiday Let; for holiday purposes including details of the duration of their stay on the form attached. Such records shall be kept on the attached form and made available for inspection by the Local Planning Authority upon prior written request.

Reason: To enable the Local Planning Authority to ensure that the premises are occupied strictly in accordance with the restrictions imposed.

5. Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and hours of operation. The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the landscape character of the South Downs National Park from light pollution.

6. The actions outlined within the eco systems services statement (received 20/8/2021) shall be implemented within one month following the completion of the development hereby approved or, in the case of soft landscaping, during the next available planting season following the completion of the development, and thereafter retained.

Reason: To ensure an overall positive impact on the ability of the natural environment to contribute goods and services, in accordance with policy SD2 of the South Downs Local Plan.

7. The development hereby permitted shall NOT BE OCCUPIED until:
- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority
 - b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
 - c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy SD1, SD2, and SD9 of the South Downs Local Plan (2014-33).

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

1. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

2. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

4. In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included - e.g. The provision of pre-application advice, an onsite meeting or an office meeting to add additional value as identified by SDNPA Officers and consultees.

5. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

6. Your attention is drawn to the provisions of the Countryside and Rights of Way Act 2000 and Wildlife and Countryside Act 1981 (as amended) and in particular to Sections 1 and 9. These make it an offence to:

- kill or injure any wild bird,
- damage or destroy the nest of any wild bird (when the nest is being built or is in use),
- damage or destroy any place which certain wild animals use for shelter (including all bats and certain moths)
- disturb certain wild animals occupying a place for shelter (again, all bats and certain moths).

The onus is therefore on you to ascertain whether such birds, animals or insects may be nesting or using the tree(s), the subject of this consent, and to ensure you do not contravene the legislation. This may, for example, require delaying works until after the nesting season for birds. The nesting season for birds can be considered to be March to September. You are advised to contact Natural England for further information (tel: 0845 601 4523).

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - SITE LOCATION PLAN	SDNP-WIN-AD-348.01		20.08.2021	Approved
Plans - EXISTING BLOCK PLAN	SDNP-WIN-AD-348.02		20.08.2021	Approved
Plans - EXISTING STABLES PLAN & ELEVATIONS	SDNP-WIN-AD-348.04		20.08.2021	Approved
Plans - PROPOSED PLANS & ELEVATIONS	SDNP-WIN-AD-348.05B		20.08.2021	Approved
Plans - PROPOSED SITE PLAN	SDNP-WIN-AD-348.06B		20.08.2021	Approved
Reports - PLANNING, DESIGN & ACCESS STATEMENT			20.08.2021	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.



TIM SLANEY
Director of Planning
South Downs National Park Authority
28th October 2021



NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £234 per request, or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: enquiries@planninginspectorate.gov.uk or from the Planning Inspectorate website: <https://acp.planninginspectorate.gov.uk/>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**Delegated Decision
Sign Off Sheet**

Case No:	SD N P/21/04360/FUL	Case Officer:	Charlotte Fleming
Application Type:	Full Application		
Proposal:	Conversion and small extension of stables to provide a one-bedroom holiday let		
Site:	Kennets Beech Beauworth Road Beauworth SO24 0NZ		
Valid Date:	23 August 2021	Overall Publicity Expiry Date:	21 September 2021
Recommendation:	Approved	Recommendation Date:	28 October 2021
Expiry Date:	18 October 2021	Recommending Officer Signature:	C.Fleming

Date Legal Agreement Complete (if applicable)	No. of Representations
	0

Signed & Agreed By	Date
Lorna Hutchings 28.10.2021	28 October 2021
Line Manager Comment:	

Case Officer Details	Name:	Charlotte Fleming		
	Tel No:	[REDACTED]		
	Email:	[REDACTED]		
Application No:	SDNP/21/04360/FUL			
Validation Date	23 August 2021	Determination Target Date:	4 October 2021	
Applicant:	Mr and Mrs Walters			
Proposal:	Conversion and small extension of stables to provide a one-bedroom holiday let			
Site Address	Kennets Beech Beauworth Road Beauworth SO24 0NZ			

Recommendation: That the application is Approved.

IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.

1 Site Description

Kennet's Beech is a large detached two storey dwelling located to the South of the non-designated settlement of Beauworth which is within the South Downs National Park.

The property is constructed of red brick with a tiled pitched roof. There are several wood clad outbuildings to the north of the main house, including a garage, 2box stable/dog kennel and paddock and a select few mature trees. Vehicle access is down a long access track to the north of the site onto a hardstanding.

The site rises to the South East and the closest properties are approximately 100m to the north. The south and west has a road/track and agricultural fields, to the east is a paddock. A couple of public footpaths run through the village, approximately 300m away and the South Downs Way and a public house lie approximately 1km to the south.

2 Proposal

Conversion and small extension of stables to provide a one-bedroom holiday let

3 Relevant Planning History

SDNP/13/00585/FUL - Erection of detached single garage- Amended plans received 15.04.13
STATUS: APP 1st May 2013.

SDNP/17/06370/DINPP - To put between 2 and 4 Velux balcony windows in the roof on the back of the house.
STATUS: PPR 21st December 2017.

SDNP/21/01351/PRE - Conversion of stables to holiday let
STATUS: PRE 12th May 2021.

SDNP/21/01466/HOUS - Proposed Gazebo and Dormer
STATUS: APP 12th May 2021.

4 Consultations

Parish Council Consultee

I have circulated the planning notice to the residents of Beauworth Parish. I am not aware that anyone has any objection to this planning application.

As Chairman of the Beauworth Parish Meeting, I have no objection or comments to make on behalf of the community.

5 Representations

One neighbour representations objecting to the proposed has been received on the following grounds:

- The stable overlooks several nearby properties
- New build next to a listed building
- Access from the village has poor sight lines
- Access has no pavement or speed restrictions
- Already several other holiday lets in the village, is there a need for more?
- Doesn't benefit the village

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- x To conserve and enhance the natural beauty, wildlife and cultural heritage,
- x To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) , updated July 2021. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- x NPPF12 - Achieving well-designed places
- x NPPF15 - Conserving and enhancing the natural environment

Paragraph 2 states that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- x Core Policy SD1 - Sustainable Development
- x Core Policy SD2 - Ecosystems Services
- x Strategic Policy SD4 - Landscape Character
- x Strategic Policy SD6 - Safeguarding Views
- x Strategic Policy SD7 - Relative Tranquillity
- x Strategic Policy SD8 - Dark Night Skies
- x Strategic Policy SD9 - Biodiversity and Geodiversity
- x Development Management Policy SD11 - Trees, Woodland and Hedgerows
- x Strategic Policy SD17 - Protection of the Water Environment
- x Strategic Policy SD20 - Walking, Cycling and Equestrian Routes
- x Development Management Policy SD21 - Public Realm, Highway Design and Public Art
- x Development Management Policy SD22 - Parking Provision
- x Strategic Policy SD23 - Sustainable Tourism

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- x Partnership Management Plan Policy 1
- x Partnership Management Plan Policy 3
- x Partnership Management Plan Policy 43

8 Planning Assessment

Principle of development

The site is situated just outside a defined settlement (Policy SD25) where the principle of the proposed development must be a necessary use for the site in the countryside to comply with the park principles which are to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and to promote the understanding and enjoyment of the special qualities of the National Park to the public.

Policy SD23 of the SDNP Local Plan applies. The purpose of this policy is to foster the responsible and sustainable delivery of tourism and recreation development in accordance with the Sustainable Tourism Strategy. Proposals for visitor accommodation, attractions, recreational activities, environmental education and interpretation should provide opportunities for visitors to increase their awareness, enjoyment, and understanding of the National Park. The proposed makes efficient use of existing buildings and has good access to the surrounding public rights of way network. To the north of the site is a footpath which runs to the east providing links to Kilmeston and the Wayfarers Way. A bridleway to the west of the site provides links to the South Downs Way, it is considered that the proposed complies with this policy.

Policy SD21 and SD22 states that proposals should provide access and parking to be of a location scale and design that reflects it's context and comply with local parking guidance. The proposed one bed holiday let would generate low traffic movements to and from the site, using the houses existing access. Two parking spaces for the holiday let are provided to the north of the building on an existing area of hardstanding, it is therefore considered that the scheme complies with these policy.

Design, scale and impact on the character of the area

Policy SD4 and SD5 set out that new development is acceptable provided that it is appropriate in scale, design and does not have an adverse impact on the character of the area or on surrounding uses and properties.

The proposals converts and extend an existing stables and dog kennel, with the mass and ridge height only slightly increasing. The proposed will be clad with timber and have a plain clay tiled roof, it has been designed to have limited windows on the west/road elevation, maintain the 'stable' feel when glimpsed through vegetation from the road. There is also a small defined private amenity space to the east of the holiday let, using existing fencing.

The closest listed building is approximately 140m north of the site and is not considered to have its setting impacted by the development.

The proposed conversion from disused stable to a single bed holiday annex meets the design and

landscaping criteria's as the holiday let is in keeping with the existing character of the rural property and area and has no adverse impact on the character of the area and would not conflict with the purposes of the South Downs National Park.

Impact on Neighbours

The proposed converted stables, is set away from other neighbouring properties, with the closest properties approximately 100m to the north, so it is not thought to have a detrimental impact on residential amenities.

Other matters

Nitrates

As the application is proposing new overnight accommodation, further information needed to be submitted on Nitrates, showing the increase in Nitrates into the Solent can be mitigated against. A Grampian Condition has been agreed by the applicant, which will allow time for further information to be submitted and agreed prior to the occupation of the development.

Dark Night Sky

The site is within the International Dark Night Sky Reserve - the application has stated that the main East elevation with the glazing will be enclosed by black out blinds and curtains in the hours of darkness to stop any light pollution in the dark night skies reserve, which is supported under Policy SD8 to prevent light pollution into the Park.

Trees

Trees - It was noted that there is a tree adjacent to the holiday let, however the footprint is similar to the existing and the tree has been retained on the plan therefore no concerns have been raised under Policy SD11.

Ecology and Biodiversity

Ecology - there is potential for bats on the site, due to the style of the existing stable building, therefore an informative has been put on stating that on discovery of bats or nesting birds work must stop. The proposed is located near public footpaths so lessening the reliance on travel and providing additional ways for members of the public to enjoy the countywide and improve peoples wellbeing which are all seen as ecological enhancements in line with Policy SD2 and SD9.

9 Conclusion

The application is therefore considered to be acceptable and is recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act

1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

4. Holiday Monitoring:

Upon commencement of the use hereby approved the owner/site operator shall keep a record of all persons who have occupied the Kennets Beech Holiday Let; for holiday purposes including details of the duration of their stay on the form attached. Such records shall be kept on the attached form and made available for inspection by the Local Planning Authority upon prior written request.

Reason: To enable the Local Planning Authority to ensure that the premises are occupied strictly in accordance with the restrictions imposed.

5. Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and hours of operation. The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the landscape character of the South Downs National Park from light pollution.

6. The actions outlined within the eco-systems services statement (received 20/8/2021) shall be implemented within one month following the completion of the development hereby approved or, in the case of soft landscaping, during the next available planting season following the completion of the development, and thereafter retained.

Reason: To ensure an overall positive impact on the ability of the natural environment to contribute goods and services, in accordance with policy SD2 of the South Downs Local Plan.

7. The development hereby permitted shall NOT BE OCCUPIED until:

a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority

b) A mitigation package addressing the additional nutrient input arising from the

development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy SD1, SD2, and SD9 of the South Downs Local Plan (2014-33).

11. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

Worked with the agent to achieve a positive solution after further information was required about nitrate mitigation which was requested and received and acceptable.

Contact Officer: Charlotte Fleming

Tel: [REDACTED]

Email: [REDACTED]

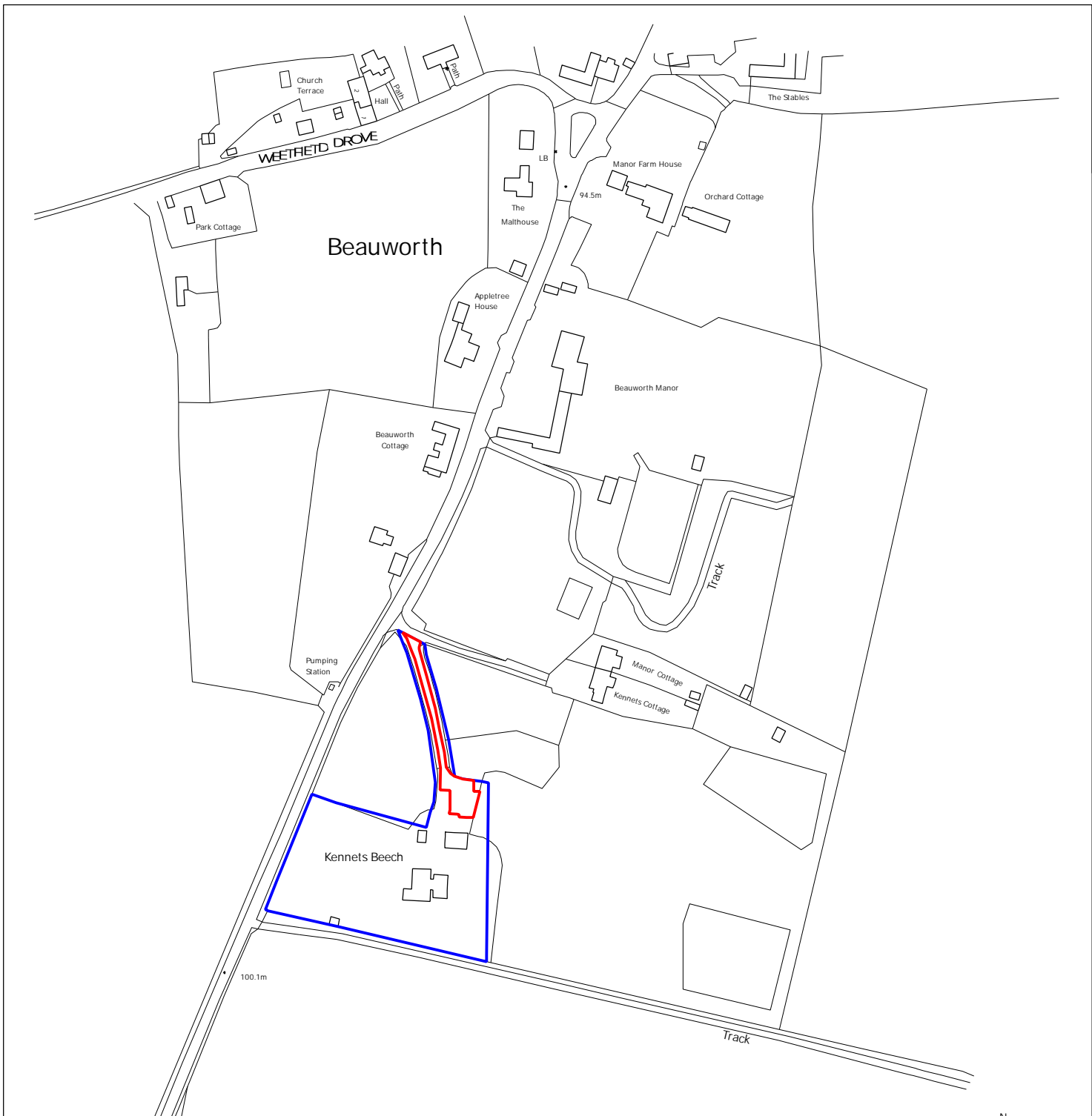
Appendices Appendix I – Plans Referred to in Consideration of this Application

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The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

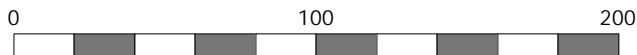
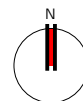
Plan Type	Reference	Version	Date Received	Status
Plans - SITE LOCATION PLAN	SDNP-WIN-AD-348.01		20.08.2021	Approved
Plans - EXISTING BLOCK PLAN	SDNP-WIN-AD-348.02		20.08.2021	Approved
Plans - EXISTING STABLES PLAN & ELEVATIONS	SDNP-WIN-AD-348.04		20.08.2021	Approved
Plans - PROPOSED PLANS & ELEVATIONS	SDNP-WIN-AD-348.05B		20.08.2021	Approved
Plans - PROPOSED SITE PLAN	SDNP-WIN-AD-348.06B		20.08.2021	Approved
Reports - PLANNING, DESIGN & ACCESS STATEMENT			20.08.2021	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.



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Site Location Plan
 Scale 1:2500



Scale in Metres. (1:2500 @ A4)

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Youngs Yard, Churchfields, Twyford,
 Winchester SO21 1NN
 T: 01962 715770
 E: info@southernplanning.co.uk
 W: www.southernplanning.co.uk

CLIENT: Mr & Mrs Walters

SCALE: 1:2500 @ A4

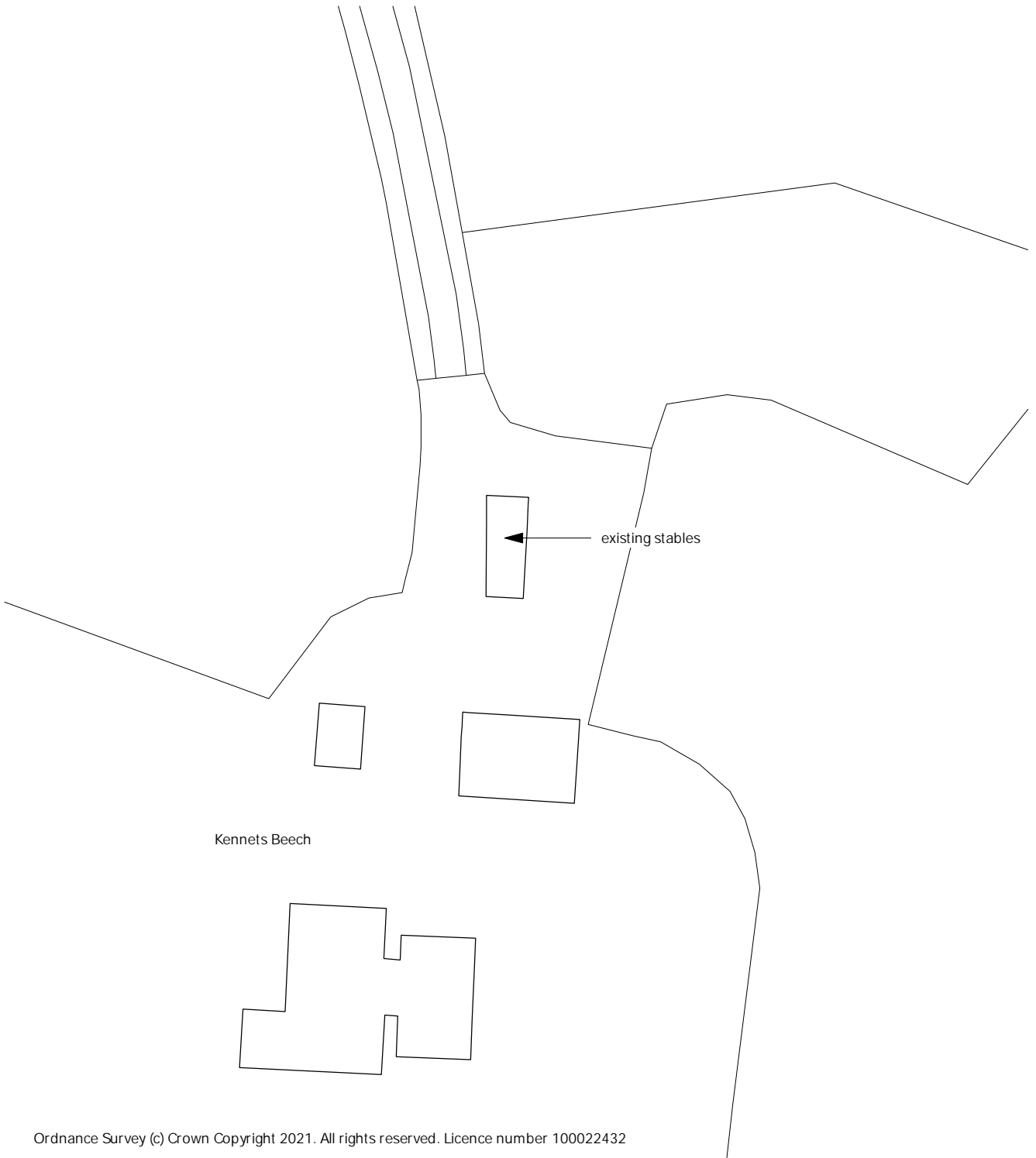
PROJECT: Kennets Beech
 Beauworth
 Alresford SO24 0NZ

DATE: Feb 2021

DWG NO.: SDNP-WIN-AD-333.33

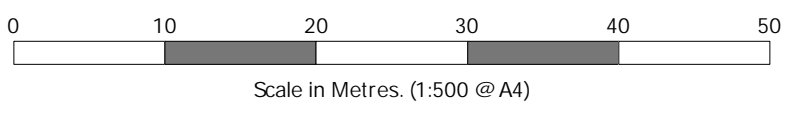
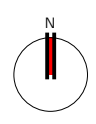
REV: .

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Block [redacted] existing
Scale 1:500



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REV:	DATE:	AMENDMENTS:

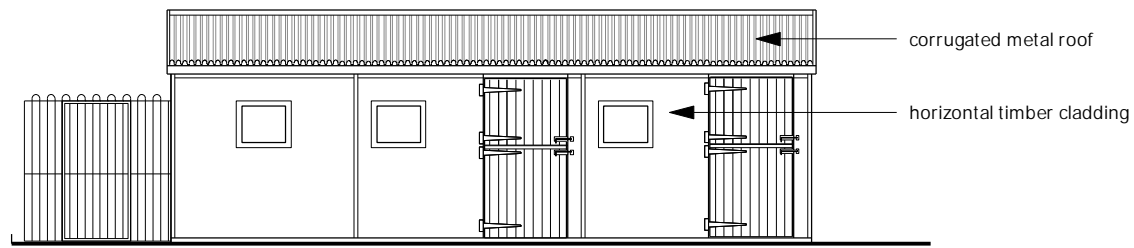


Youngs Yard, Churchfields, Twyford,
Winchester SO21 1NN
T: 01962 715770
E: info@southernplanning.co.uk
W: www.southernplanning.co.uk

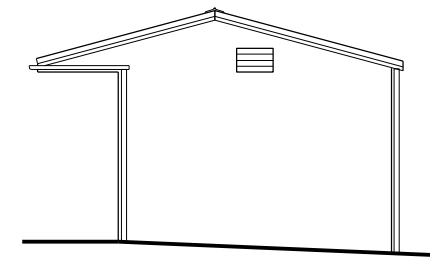
CLIENT: Mr [redacted] Mrs [redacted] Walters
PROJECT: Kennet Beech
Beauworn
Alresford SO2 [redacted] NZ

SCALE: 1:500 [redacted] 4
DATE: Feb 2021
DWG NO.: SDNP-WIN-AD-333.33 REV: .

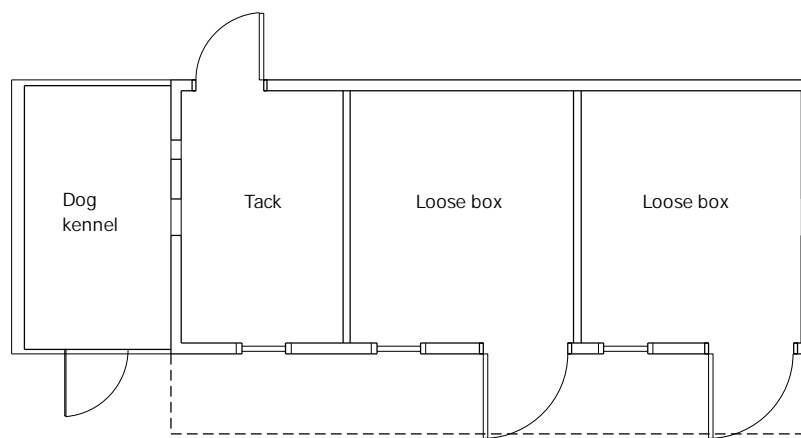
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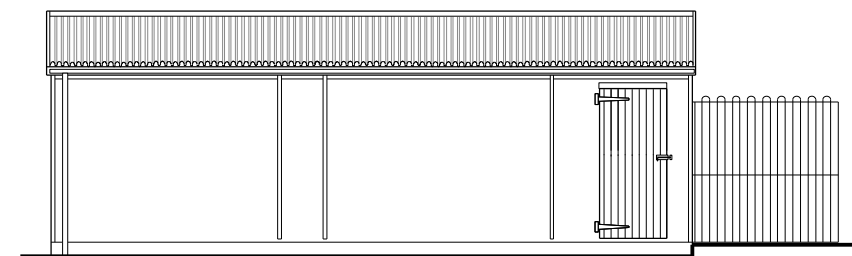
East (Front) Elevation



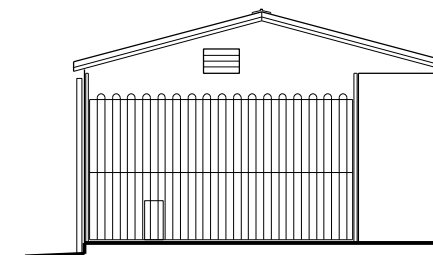
North Elevation



Plan



West Elevation



South Elevation

Stables
Plan elevation existing



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PROJECT: Kennel & Tack
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Alresford SO24 1NZ

DRAWING: Stables
Plan elevation
existing

SCALE: 1:100

DATE: Feb 2021

DWG NO.: SDNP-WIN-AD-348.04 REV: .

REV: DATE: AMENDMENTS

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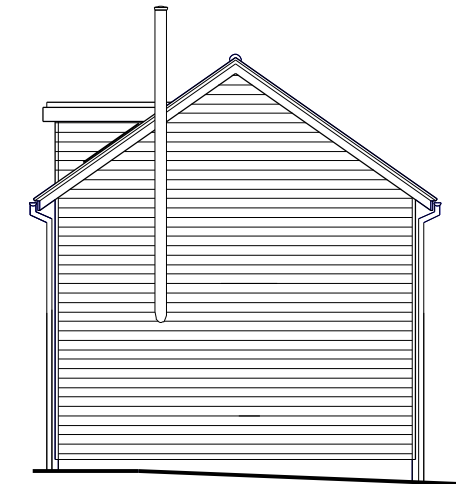


Scale in Metres. (1:100 @ A3)

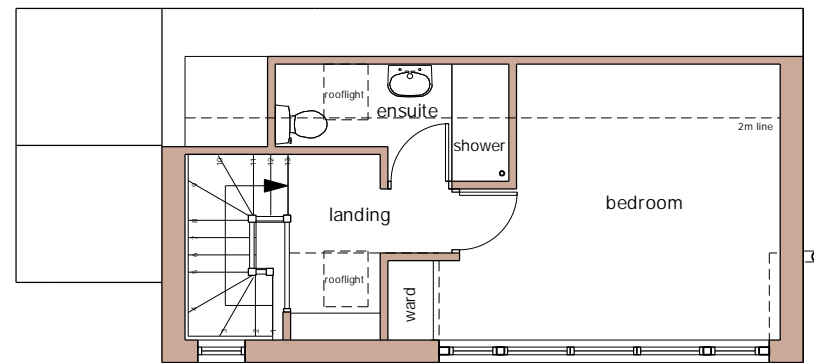
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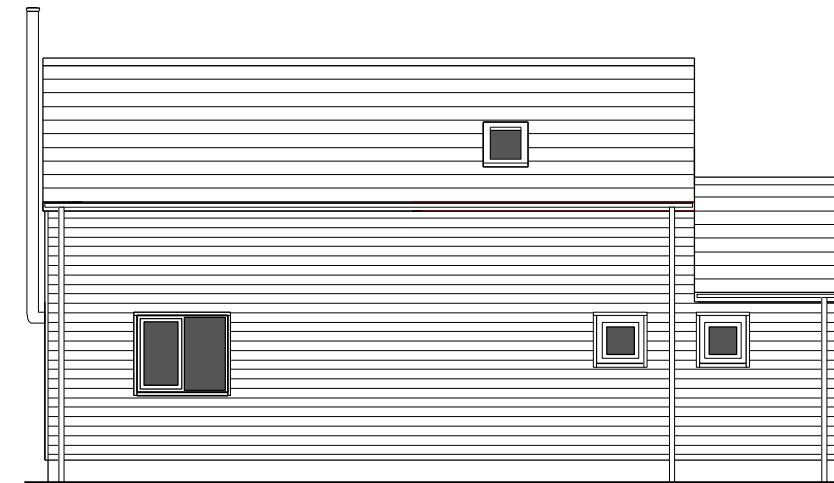
East (Front) Elevation



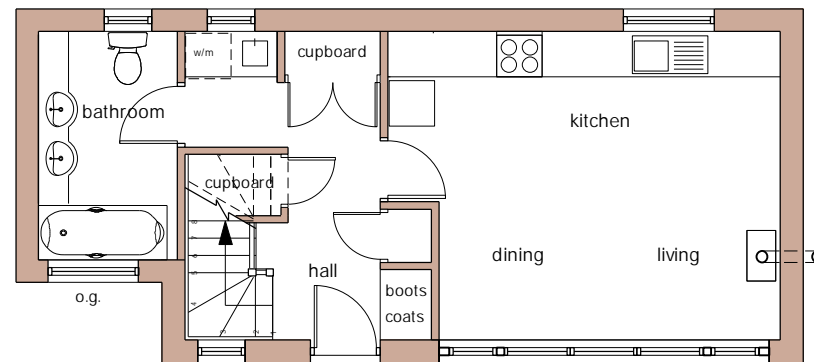
North Elevation



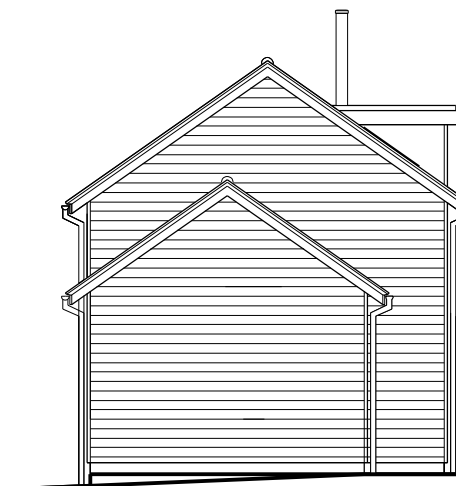
First Floor Plan



West Elevation



Ground Floor Plan



South Elevation

Converted stable, holiday let
 Planning elevation proposed



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 Alresford SO24 1NZ

DRAWING: Converted stable
 holiday let
 Planning elevation
 proposed

SCALE: 1:100 @ A3

DATE: Feb 2021

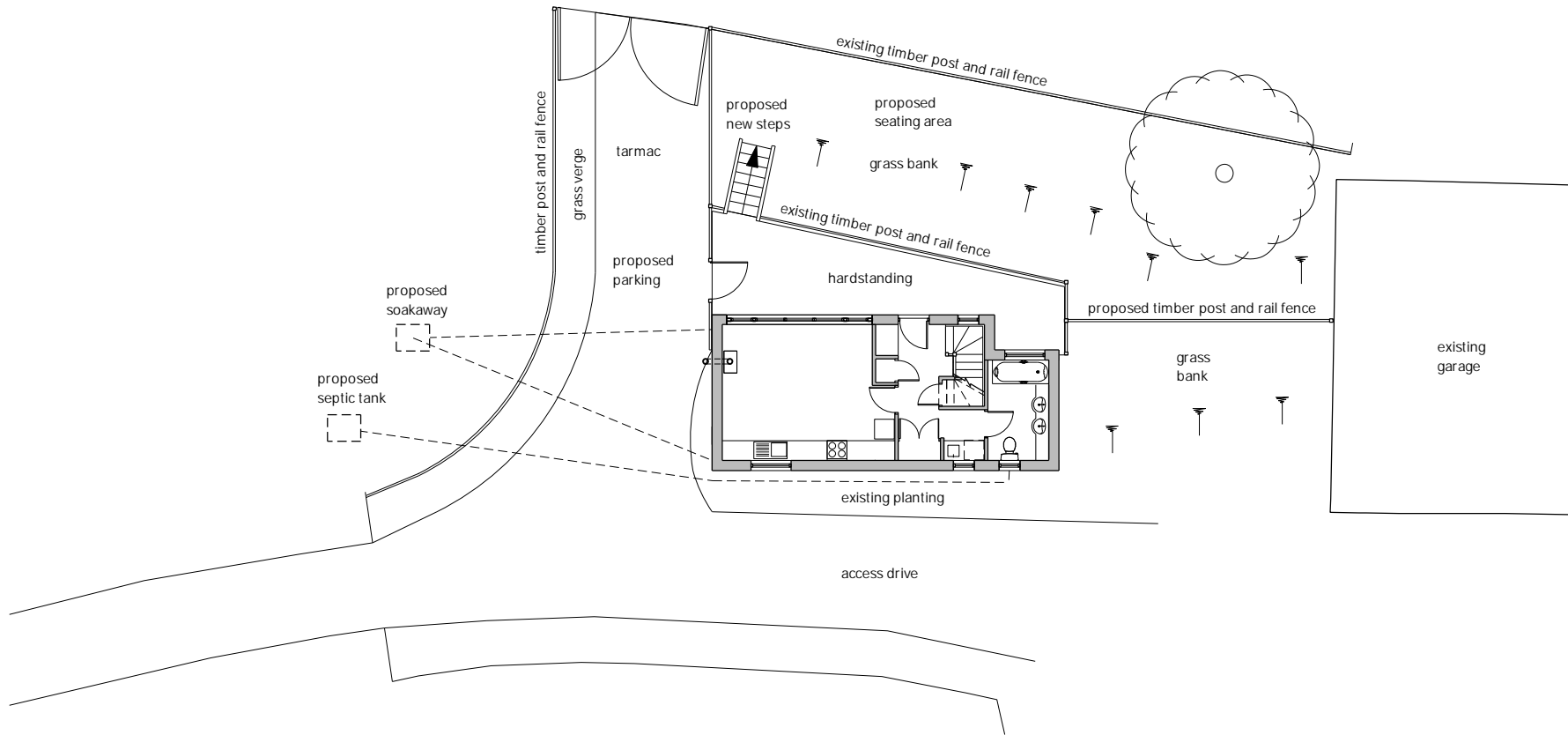
DWG NO.: SDNP-WIN-AD-348.05 REV: B

B 06.08.21 log burner, flue
 A 18.02.21 first floor, raised eaves
 REV: DATE: AMENDMENTS:

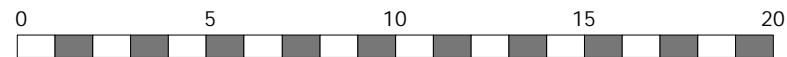
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Scale in Metres. (1:100 @ A3)



Site plan proposed
Scale 1:200



Scale in Metres. (1:200 @ A4)



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SCALE: 1:200 @ A4

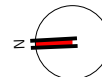
DATE: Feb 2021

DWG NO.: SDNP-WIN-AD-348.06
REV: B

B 6.08.21 steps
A 18.2.21 building floor plan

REV: DATE: AMENDMENTS:

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