

**Planning & Design Statement (dated 05.10.2022)
for a Garden Machinery Storage Barn
with a One Bedroom Annexe within the attic.
Ashold Farm, Coopers Lane, Burghclere RG20 9JY**

1 INTRODUCTION

- 1.1** This Planning Statement has been prepared in support of a planning application seeking to construct Garden Machinery Storage Barn with a One Bedroom Annexe Accommodation within the attic.
- 1.2** The barn is sited on the existing vehicular drive & hardstanding to the west of the existing house.
- 1.3** The annexe is to be used by a relative of the applicant.
- 1.4** The attic accommodation comprises a Kitchen, Dining Area and Sitting Room to one side of the staircase and a Bedroom and shower room to the other side.
- 1.5** The existing property has no secure storage for the garden machinery required to maintain the 0.8Ha garden. This proposal allows for the secure storage of the applicant's tractor, lawn mowers, bicycles and garden tools.

2 SITE CONTEXT

- 2.1** The proposed barn is to be sited to the west of existing property, Ashold Farm, and set within a large garden of 0.8Ha to the south of Coopers Lane in Burghclere.
- 2.2** The no through country lane leads east from Harts Lane and serves Harts Cottages, Ashold Farm, Budd's Cottage, Coopers Farm and Budd's Farm. A footpath runs between the boundaries of Ashold Farm and Budd's Cottage.
- 2.3** Ashold Farm is noted in the Burghclere Neighbourhood Plan as a non-designated Heritage Asset. There are buildings within the village that are not recorded or listed but which have unusual design features or local historical resonance. When the Village Design Statement (VDS) was compiled in 2001, an informal survey was carried out and a number of buildings were listed separately that recognised their uniqueness but conferred no special privileges or protection. Ashold Farm, although not on the County Councils Historic Environment Record (HER) it is for BAH consideration.
- 2.4** The property is not in a Conservation Area and located just outside the Settlement Policy Boundary but within the North Wessex Downs AONB.
- 2.5** The site is not within a Site of Special Scientific Importance and its development would have no impact upon an SSSI.
- 2.6** The application site is within an area identified by the Environment Agency's Flood maps as being at the lowest risk of flooding from rivers, the sea and surface water (Flood Zone 1).

3 RELEVANT PLANNING HISTORY

- 3.1** A rear single and two storey extension to Ashold Farm was granted on 21.07.2022 (22/01508/HSE).

4 PLANNING POLICY LOCAL/NATIONAL

- 4.1** Planning law provides that applications for development have to be determined in accordance with the relevant local development plan for an area, unless there are material considerations which indicate otherwise. In this instance, the local development plan comprises the adopted **Basingstoke and Deane Local Plan 2011-2029** together with Supplementary Planning Guidance Documents.

4.2 National Planning Policy – set out in the National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. It provides that where a development proposal accords with a development plan, it should be approved without delay.

4.3 Policy EM10 - Delivering High Quality Development

All development proposals will be of high quality, based upon a robust design-led approach.

Extensions to residential properties will be assessed using the criteria in list 2 of this policy.

2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:
- Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;
 - Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;
 - Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;
 - Are visually attractive as a result of good architecture that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;

4.4 Policy EM11 – The Historic Environment

All development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance.

Development proposals which would affect designated or non-designated heritage assets will be permitted where they:

- Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;
- Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;
- Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;
- Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and
- Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets.

5.0 PARISH COUNCIL NEIGHBOURHOOD PLAN

5.1 Policy B7: Local Heritage Assets

The Neighbourhood Plan identifies the following buildings as Local Heritage Assets, as shown on the Policies Maps, for the purpose of applying development plan policy on non-designated heritage assets: i. Ashold Farm;

5.2 The policy identifies a number of buildings in the Parish that, whilst not designated as listed buildings, either have some local heritage value for the purposes of applying Local Plan Policy EM11 on the Historic Environment (see Inset Map 2). When the Village Design Statement (VDS) was compiled in 2001, an informal survey was carried out and a number of buildings were listed separately that recognised their uniqueness but conferred no special privileges or protection. This list was submitted to B&DBC with the VDS who, in 2007 compiled a 'Local List of Buildings of Architectural or Historic Interest Burghclere' (BAHI). Another survey was carried out in 2018 and a further set were identified as shown on the Policy Map. These are described in the Revised Design Statement.

5.3 The Parish Councils Burghclere Neighbourhood Plan

- Policy B1 (Burghclere Settlement Boundary);
- Policy B5 (High Quality Design);
- Policy B7 (Local Heritage Assets);
- Policy B8 (Landscape);
- Policy B9 (Important Views);
- Policy B10 (Green Infrastructure and Biodiversity);
- Policy B11 (Local Green Spaces);
- Appendix 1 (Design Statement)

5.4 Appendix 1 of the Neighbourhood Plan is a Design Guide to safeguard, preserve and enhance the appearance and special character of Burghclere. It states that any development should in all regards be in compliance with policies in the Plan and respect the historic pattern of existing building lines and building orientation of the immediately adjacent plots where a consistent pattern is prevalent. The building heights of any development should not exceed the prevailing roof line of the adjacent plots. Any new building works should be designed not as a separate entity but should be sympathetic in form and scale with the existing historic or traditional buildings within the local area. Any new building works should use materials that complement those used in adjoining or adjacent buildings. Although hedges cannot be specifically protected, existing tracts of native or traditional hedging should be retained and where possible enhanced. Areas of open space and gaps between buildings which contribute to the character of the area should be protected from development. There should be no development that negatively impacts on the character of a key view into, out of or through the area as shown on the policy maps. The rural character of the roads and streetscape in the area should be maintained. Proposals for development will be supported, provided they are of high quality and positively contribute to the character and distinctiveness of the Parish, having regard to guidance in the Burghclere NP–Design Statement (Appendix 1).

Development proposals, including alterations and extensions, will be supported, provided they are visually attractive and have full regard to the distinctive character of the Parish and existing design features such as the common use of hip roof forms, the common use of brick, tile hanging, and natural slate in building materials and the important role broad-leaved trees and native hedges play in defining the overall character.

6.0 PROPOSED DEVELOPMENT

6.1 It is proposed to construct Garden Machinery Storage Barn with a One Bedroom Annexe within the attic.

6.2 The proposed building is built in the style of an agricultural barn with feather edge boarding sitting on a red/orange brick plinth under a clay plain tiled pitched roof of 40°.

6.3 The timber garage doors and attic dormer windows are located on the south elevation overlooking the garden of Ashold Farm.

6.4 The proposals have been designed to create proportioned, balanced elevations to stimulate visual interest and providing a high quality of design sympathetic to the rural character of the area.

6.5 The storage barn is to be sited on the existing vehicular drive & hardstanding and as such will not impact on any existing trees or landscaping.

6.6 The proposed store will be well screened from the road as it is set behind mature beech trees and hedgerow running along the Coopers Lane boundary. It will also be screened from the south and east by mature trees sited throughout the gardens.

6.7 A beech hedge is to be planted to the west boundary to add additional natural screening.

6.8 All existing trees are to be retained.

7.0 IMPACT ON THE CHARACTER OF THE AREA

7.1 The nearest neighbour to the proposed barn is Harts Cottage some 50m to the north west.

7.2 The side and part of the rear of the store will be glimpsed from the lane at the entrance to the access drive otherwise it will be hidden behind the mature beech trees and hedgerow to the boundary of Coopers Lane. It is also proposed add further screening with a new beech hedge along the west boundary.

7.3 The proposal is designed as a rural barn and as such is in keeping with the existing property and would have limited impact on the character of the street scene or the character of the wider area. It is considered the proposal would have no adverse impact upon the wider AONB.

8.0 ACCESS & PARKING

8.1 Pedestrian and vehicular access to the proposed storage barn and hardstanding will remain as existing.

8.2 The barn will provide secure storage for a tractor and garden machinery and tools, bicycles and ancillary garden storage.

8.3 The existing car parking arrangement will remain as existing.

9.0 DRAINAGE & SURFACE WATER

9.1 The application site is within an area identified by the Environment Agency's Flood maps as being at the lowest risk of flooding from rivers, the sea and surface water (Flood Zone 1).

9.2 Surface water will be naturally drained to soakaways 5m from any building (to Building Regulation specification) in a sustainable manner to ensure that the development is not at risk of flooding and will not increase the risk of flooding elsewhere.

9.3 Foul water will be drained to the existing drainage system of Ashold Farm.

10.0 CONCLUSIONS

10.1 Overall, the proposal has been designed to accord with the Council's policies and planning guidance, with national planning policies and the Burghclere Neighbourhood Plan.

10.2 As noted above the proposal would have no additional impact on the character of the street scene or of the wider area. The intrinsic character of the lane will be maintained. The historic interest to the village would therefore be retained. It is considered the proposal would have no adverse impact upon the wider AONB.

We trust that this application will meet with the support of the Local Planning Authority & Parish Council.