

# Planning Statement

---

TOWN AND COUNTRY PLANNING ACT 1990

1

HOUSEHOLDER PLANNING APPLICATION FOR SINGLE AND TWO-STOREY  
EXTENSIONS; EXTERNAL ALTERATIONS; REPLACEMENT WINDOWS

AT: GREEN GATES, ROUNDHILL, WHITSBURY, FORDINGBRIDGE SP6 3PX

March 2023

Prepared by Jerry Davies



## 1.0 Introduction & Background

- 1.1 This statement accompanies a householder planning application for single and two-storey extensions, plus other alterations, at Greengates, Roundhill, Whitsbury, Fordingbridge.
- 1.2 The site lies outside of the Whitsbury conservation area but within the AoNB. The dwelling is believed to originate from the 1930's. It has been extended and altered over time, some of which appears to have occurred in the early 1960's. The current occupier, the applicant's mother, has lived at the property since the mid 1960's. The recorded planning history shows two applications relating to the dwelling itself (95/56707 & 09/93655).
- 1.3 It seems clear from inspection that the dwelling originally faced towards the north-west and was a relatively simple, rectilinear building set under hipped pitched roof. The 'main' roof is higher than those of the subsequent extensions that occurred prior to the two applications mentioned above. A two-storey, hipped pitched roof extension that is set below and is subservient to the main roof, was added to what was at the time the front of the dwelling. This had the effect of re-orientating the dwelling's main outlook from the north-west to the south-west, although the front door remained where it was on the north-west elevation. This two-storey wing was then extended subsequently with a flat-roofed, two-storey element.
- 1.4 A conservatory-type structure was added, presumably at around the same time, onto the south-west corner of the building. This existed when the current occupier began living at the property but was replaced in the 1970's with the version that still exists today. This was apparently followed by a further two-storey, flat-roofed 'infill' addition, which added on to the flat-roofed element mentioned above. All of this occurred, then, before the base date for policy DM20 (see below).
- 1.5 Application 95/56707 then added a further two-storey flat roofed addition to the existing one, effectively elongating it and squaring off the overall building. This resulted in the original front door being relocated to the north-eastern elevation. Application 09/93655 dealt with a minor enlargement of a linked boiler room on the north-eastern side of the dwelling.
- 1.6 To provide clarity, the above chronology is illustrated on the plan attached at Appendix 1. The dwelling has therefore been altered and extended over time to the point where it now presents a somewhat muddled and incoherent appearance. None of the previous additions have served to improve its character – on the contrary they have, in the main, detracted from it.
- 1.7 Consideration has been given by the applicant to demolishing the existing dwelling and replacing it with something more coherent and appropriate. There are advantages to be had with such an approach, but the dwelling has been in the same family for decades and despite its disjointed appearance it is sound and well-constructed and the applicant considers that with certain alterations and improvements, most of which are intended to improve its appearance rather than add any further meaningful accommodation, it can be retained for further generations.

## 2.0 The Proposals

### Floorspace

- 2.1 As the site lies within the countryside then policy DM20 of the Local Plan Part 2 applies. This states that limited extensions to rural dwellings will be permitted, subject to acceptable design and other impacts. The term 'limited' is defined in the supporting text as being up to 30% of the floorspace that existed at the policy base date of 1982. The term 'floorspace' is defined as including all attached outbuildings, irrespective of whether they are currently used as habitable accommodation.
- 2.2 In this case, the dwelling that existed in July 1982 had a total floorspace of 196.7sqm. This does not include the linked boiler room (see below for an explanation of this). This produces a 30% figure of 59.01sqm ( $196.7 \times 30\% = 59.01$ ). The two-storey addition built pursuant to 95/56707 added a further 22.2sqm, leaving a remaining tolerance of 36.81sqm ( $59.01 \text{ minus } 22.2 = 36.81$ ).
- 2.3 The current proposals would replace the existing conservatory, which has a floorspace of some 21sqm, with a new 'orangery' of the same floorspace. The new two-storey gabled extensions would add a further 33.7sqm.
- 2.4 Thus, given that the available remaining tolerance is 36.81sqm and a net increase of only 33.7sqm is being proposed, the development would be within the 30% permitted by policy DM20.
- 2.5 The linked boiler room has been omitted from the calculations because a) it appears that the covered link itself was added post-82 (it does not appear on the plans associated with 95/56707); and b) because it is proposed to be demolished. So even if the link itself was deemed to have brought the boiler room into play as 'attached floorspace' added since 1982, the proposed removal of the entire structure and its replacement with a detached new one (which is the subject of a separate planning application) makes the matter altogether academic.

### Design

- 2.6 There are no immediate neighbours to Green Gates hence there is no issue arising in terms of the relationship of the development to adjoining properties. The various additions to the dwelling over time have resulted in around one third of it being set under a flat roof. On the elevation drawings this doesn't appear as particularly obvious, but when viewed 'on the ground' this area of the dwelling appears as conspicuously awkward and clumsy. The result is that this quite extensive area of flat roof relates poorly to the main pitched roof over the original dwelling and to the slightly lower pitched roof over the later front addition.
- 2.7 The existing conservatory wraps around the corner of the dwelling and in doing so confuses the overall plan form and appearance of the rear/side of the dwelling further. Taken as whole the existing dwelling lacks architectural balance and sympathy, particularly when approached from the direction of Whitsbury where its relatively prominent and elevated position ensures clear views of the north-west elevation.

- 2.8 One of the primary aims of the development is to return the front elevation to the north-west. This is not only consistent with the original orientation of the dwelling but would enable the existing area of flat roof to be largely disguised. It is not practicable to remove all of the flat roof area, but it is possible to create a new hipped, pitched roof on the north-west side which would completely remove the remaining flat roof area from this view.
- 2.9 In elevation form the original roof, which would itself be slightly elongated to cover the proposed utility/bedroom extension, would remain slightly higher than the new roof section but this would not be readily apparent from ground level - indeed the existing pitched roof section on the north-western side already partially screens the taller main roof from this view and therefore the proposed pitched roof would screen the entirety of it from this angle. Even if that were not the case, however, it is submitted that the proposed roof arrangement would be far preferable to the current clash of pitched and flat roofs.
- 2.10 From the north-east, the one remaining area of flat roof would still be visible but this is a heavily restricted view through boundary planting and the remaining area of flat roof would be small. It would also be surrounded on three sides by pitched roofs and therefore would be largely inconspicuous. The north-eastern elevation would itself be significantly improved through the introduction of a more balanced fenestration arrangement and by the removal of various mis-aligned doors and windows. The provision of two 'blind' window recesses to the ground floor would add to the overall balancing of this elevation.
- 2.11 The south-east elevation would be improved by the removal of the existing, wrap-around conservatory structure and its replacement, on the south-west elevation, with a simple single-storey 'orangery' structure. A new doorway would be introduced onto the south-eastern elevation in place of an existing ground floor window that is presently obscured by the conservatory.
- 2.12 The south-western elevation would also be improved by the replacement of the existing conservatory and, along with the rest of the dwelling, the replacement of the existing windows with hardwood frames that are of higher quality.
- 2.13 Overall, then, it is submitted that the proposed development would result in a simpler, cleaner and more coherent design that would contribute positively to the character and appearance of the area. It would also be more consistent with the character and appearance of the original dwelling.

## 3.0 Planning Policy

- 3.1 Policy DM20 of the Local Plan Part 2 has been examined above in respect of the floorspace issue. This policy also requires that development should be...*of an appropriate design, scale and appearance in keeping with the rural character of the area, and should not be harmful to the rural character of the area by reason of traffic and other activity generated or other impacts.* For the reasons explained above it is submitted that the development in this case would satisfy all of these criteria and would represent a meaningful improvement over the character and appearance of the existing built form on the site.

3.2 Policy ENV3 of the Local Plan Part 1 is also relevant. It deals with design quality and local distinctiveness. The sections that are relevant to this proposal state: *All development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are:*

- *Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;*
- *Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and*
- *Attractive: visually appealing and enjoyable to be in.*

3.3 It is considered that all of these aims would be satisfied by the current proposals. The policy continues:

*New development will be required to: Create buildings...which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, spaces and landscape features...Avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity...Enhance the sense of place by ensuring that buildings, streets and spaces are attractive to look at through good architecture, landscape and street design...*

3.4 Again, as explained above, these aims have been considered throughout the design process and have resulted in a development that would bring positive change to the site and would enhance its contribution to local distinctiveness.

3.5 Policy STR2 deals with the protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park. It states that...*development should not have an unacceptable impact on the special qualities and purposes of the Cranborne Chase Area of Outstanding Natural Beauty, or on the adjoining New Forest National Park and their settings. In the determination and implementation of development proposals including planned growth, great weight will be given to ensuring that the character, quality and scenic beauty of the Cranborne Chase Area of Outstanding Natural Beauty and adjoining New Forest National Park are protected and enhanced.*

3.6 Policy STR2 and ENV3 ties in with some of the aims of the Cranborne Chase Partnership Plan 2019-2024, in which there is a stated concern that excessive development and, in particular, light pollution has a harmful effect upon the character of the area and upon the dark skies of the AoNB.

3.7 In this case, this has been acknowledged from the outset of the design process. In terms of scale, it has been demonstrated above that the development is policy-compliant and it cannot therefore be described as excessive in scale – it compares well to the existing context of the site and the buildings it presently contains. In terms of lighting, there are changes to the window openings proposed but none of these involve excessive glazing or features such as expansive bi-fold doors or glazed walls. Those features can be acceptable

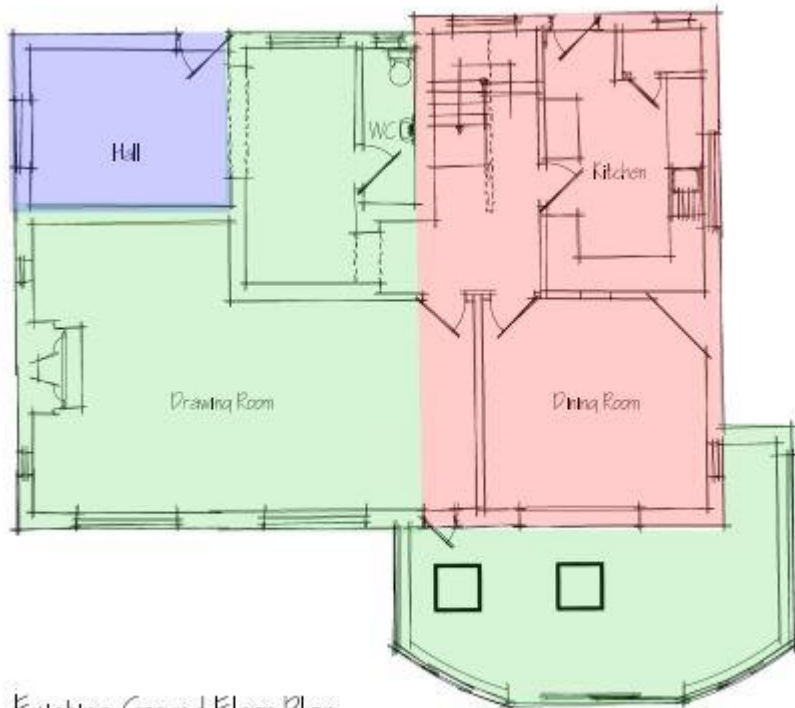
if properly designed and mitigated, but none are proposed here. Additional windows are proposed to the north-west elevation, but that is because the intention is to re-establish this as the front elevation and there are sound design grounds for doing so. In any event these additional openings are compensated for, at least in part, by a reduction in openings on the other elevations.

- 3.8 It is acknowledged that the proposed 'orangery' element of the scheme does have a lantern light, but there are rooflights in the existing conservatory-type structure that it would replace and there would be less vertical glazing in the new structure compared to the existing.

## 4.0 Conclusion

- 4.1 The current proposals have evolved through a process which has refined them to a form that is considered not only acceptable in planning terms but a material improvement to the character and appearance of the existing dwelling.
- 4.2 The re-modelling of the existing dwelling, rather than its replacement, is a sustainable approach. The proposals are considered to comply with prevailing planning policy and would restore some of the character and coherence that the dwelling has lost over time.
- 4.4 In the circumstances it is considered that planning permission can be granted, subject to suitable conditions.

## Appendix 1 – evolution of the dwelling over time



Existing Ground Floor Plan

Plan (NTS) showing evolution of dwelling: red shading is original dwelling; green shading is additions made pre-1982; blue shading is addition made 1995.