



PLANNING STATEMENT

(Including Heritage Appraisal)

In respect of a planning application for the construction of a detached outbuilding at:

Hill House, Wades Lane, Shotley IP9 1EW

CONTENTS

1.0	Introduction	3
2.0	The Site	4
3.0	The Proposal	5
4.0	Planning History	5
5.0	Planning Policy Context	6
6.0	Planning Considerations	7
7.0	Conclusions	16

1.0 Introduction

1.1 This statement is prepared in support of an application for a new detached outbuilding at Hill House, Wades Lane, Shotley.

1.2 It will consider the planning policy position and provide an overview of the relevant material considerations relating to the proposed development.

1.3 The extract below shows the location of the site relative to nearby development.



Image 1: Location Plan

1.4 The application is supported by plans prepared by Tim Moll Architect which should be considered alongside this statement. These have followed pre-application engagement with the Council's Heritage Team, which culminated in a response dated 28th March 2022 under Council reference DC/22/00856.

1.5 The pre-application advice will be referred to wherever relevant through this statement.

2.0 The Site

2.1 Hill House is a Grade II listed building that lies towards the end of Wades Lane within the parish of Shotley. The listing describes the building as:

“House. C18/C19 with later C19 extensions to north. Painted gault brick. Hipped grey slate roof. Off-centre and rear chimneystacks. 2 storeys. 3 window range of small paned vertically sliding sashes, gauged brick arches. Shutters to windows excepting first floor centre window which has an elegant cast iron balcony. Central leaded and scalloped tent porch supported by 3 elaborate openwork cast iron columns, C20 glazed door. Noteworthy internal features are the C18-C19 fire surrounds to most rooms, all moulded, some with fluted pilasters, swags, urns and paterae, moulded cast iron hob and basket grates, only one main room lacks an early surround. Stick balusters to main and servants' stairs”.

2.2 The property lies in a countryside position within an Area of Outstanding Natural Beauty.

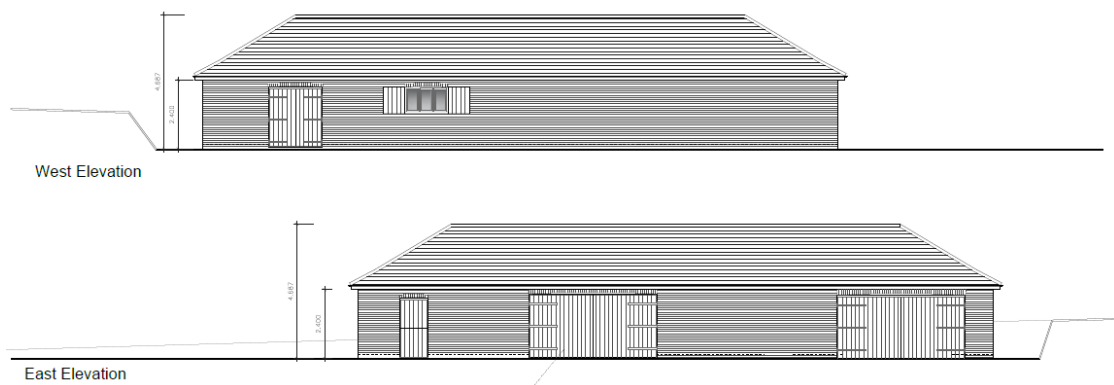
2.3 The current owners bought Hill House in 2018 from the Farm and surrounding estate. The house came in an approx. 3 acre plot with garden, lawns, paddock and woodland but no outbuildings. At the same time, the new owners also purchased an additional approx. 3 acres of a neighbouring field to the west so the house is now well centred in a combined area of approximately 6 acres. The outbuildings that were previously (pre-2018) used to accommodate garden and woodland maintenance machinery, and road vehicles, were not part of the sale of the house and remain with the Farm and surrounding estate.

2.4 The site lies in Flood Zone 1 and is not bordered directly by other residential properties.

2.5 Images of the site are contained within chapter 6 of this statement.

3.0 The Proposal

- 3.1 The application seeks planning permission for the erection of a detached outbuilding comprising stabling for livestock, garaging/vehicle storage and log and hay store.
- 3.2 The building is of single-storey scale and of traditional form. It is proposed to be finished in soft red brickwork with black painted joinery and set under a pitched roof of clay plain tiles.
- 3.3 The building is proposed to be sited to the west of Hill House, in an offset position. The elevation plans that accompany the proposal show how the building would be set into the land, significantly reducing the impact of the building.
- 3.4 The extracts below show the proposed western (front) and eastern (rear) elevations of the building, with the adjacent land levels clearly identifiable.



4.0 Planning History

- 4.1 There is no planning history relevant to this proposal.
- 4.2 As detailed at paragraph 1.4 above, pre-application advice has been sought in respect of this proposal

5.0 Planning Policy Context

- 5.1 The National Planning Policy Framework (NPPF) contains the Government’s planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.
- 5.2 The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers to interpret the NPPF.
- 5.3 The development plan for Babergh District Council consists of the saved policies of the Babergh Local Plan Alteration No.2 (2006) and the Babergh Core Strategy (2014). The following policies within these documents are considered to be relevant to this proposal:

Babergh Local Plan Alteration No.2 (2006)

- CN01 Design Standards
- HS33 Extensions
- CN06 Listed Buildings and Their Settings
- CR02 AONB Landscape
- TP15 Parking

Babergh Core Strategy 2014

- CS15 Implementing Sustainable Development

- 5.4 These policies will be considered in the “Planning Considerations” chapter of this statement, wherever relevant.

6.0 Planning Considerations

6.1 The property is an established residential dwelling that has no viable storage or covered parking provision. The property has been separated away from the farmstead to which it formerly belonged and has been left with no associated buildings. The applicant is not the party that subdivided the site in this way, and bought the property and associated land following subdivision.

6.2 Babergh District Council does not have a specific policy within their development plan that addresses residential outbuildings. Of most relevance is policy HS33, which states that:

“Planning permission will be granted to extend a dwelling if:

- the scale, mass, external materials and architectural details of the proposed extension blend in with those of the dwelling and its wider setting;*
- the extension reflects and respects the relationship of the site and its setting, and those of adjoining dwellings;*
- the proposal does not reduce the level of amenity enjoyed by occupants of neighbouring property;*
- the proposal would not cause the felling of, or damage to any significant trees that contribute to the environmental quality and visual amenity of the locality; and*
- a safe vehicular access can be achieved and sufficient space remains available to park vehicles in the curtilage of the dwelling”.*

6.3 Generic design policy CN01 is also of relevance to this proposal, proving design criteria that all development proposals are expected to comply with.

6.4 As can be seen from these policy requirements, it is essentially the physical impacts of a building in this location that are the primary considerations in considering such a proposal. In this case, the host dwelling is also a listed building where the heritage impacts are a primary consideration, with the provisions of policy CN06 requiring that proposals do not cause harm to the setting of the listed building. In recognising this position, the applicant sought pre-

application advice from the Council's Heritage Team, a response to which was provided by Place Services on behalf of the Council.

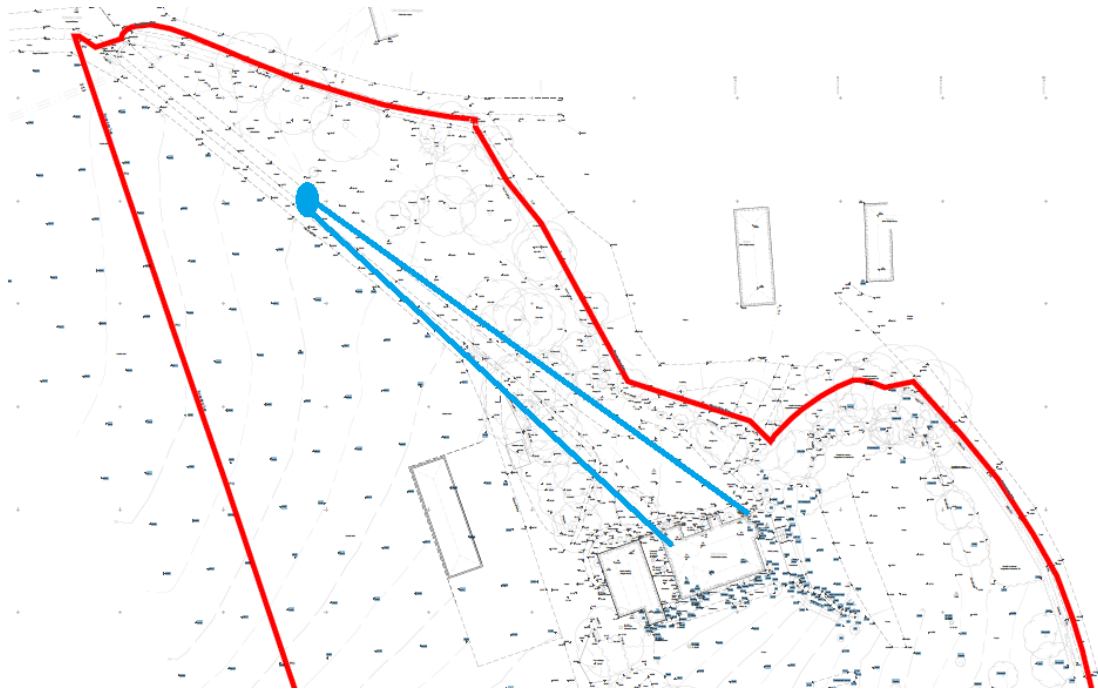
- 6.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and their settings (Sections 16 and 66).
- 6.6 Chapter 16 of the NPPF sets out the Government's position on the conservation and enhancement of the historic environment. Paragraph 194 of the NPPF requires applicants to describe the impact of proposals on the significance of any heritage asset to a level of detail proportionate to the assets' importance. As set out above, this should be no more than is sufficient to understand the potential of that impact on the significance.
- 6.7 Paragraph 195 requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 6.8 Paragraph 197 sets out that in determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.9 Paragraph 199 of the NPPF apports great weight to a designated asset's conservation. The more important the asset, the greater the weight should be. The NPPF highlights that

significance can be harmed or lost through physical change and any harm requires clear and convincing justification.

- 6.10 Paragraphs 201 and 202 address how local planning authorities should deal with situations where the assessment of impacts has identified harm to a heritage asset.
- 6.11 These legislative and policy provisions thereby identify a need to assess the significance of the heritage asset in a proportionate manner, identify the impact of the proposed development on that significance, balance any harm arising against the public benefits and ensure that the special character of the building is preserved and, where possible, enhanced.
- 6.12 The pre-application advice identified the rural, largely unaltered, setting of Hill House and the importance of maintaining such a setting to the listed building. It is considered that whilst this contributes to its significance, a key aspect of the setting of the listed building is the appreciation of the property on the approach from Wades Lane and, particularly, from the access lane that enters the property to the north of the dwelling.
- 6.13 The vista from this access is along a landscaped driveway heading southeast towards the dwelling. The eye is drawn towards the house on this approach, and whilst the land forming part of this application has been enclosed and clearly now reads as part of Hill House, this is not a feature of the view as you approach the dwelling.
- 6.14 It is considered, therefore, that siting a building anywhere directly in the frontage of Hill House is likely to have a harmful effect on the setting of the listed building. Alternative siting has, therefore, been considered and it is unclear how much attention was given to the historic setting of the property, as depicted on maps, when advice was offered by the LPA at the pre-application stage.
- 6.15 The map below is from 1880 and shows the historic access route in the position that it remains today, and the undeveloped aspect to the frontage of the property is clear to see, precisely as it is today.



- 6.16 That position continues through other (more recent) map evidence, showing a position that has remained unchanged in the last 150 years.
- 6.17 The applicants purchased the adjacent land in order to centralise the dwelling on its site. The proportions of the dwelling to the associated land are now more reflective of the form and scale of the property, and less constrained.
- 6.18 The proposed building is sited so as to ensure that the key vista along the historic driveway is not interrupted. Below is an extract from the proposed layout plan which demonstrates that this is the case. The blue lines depict the view of the property from (blue circle) the position where views of the property open up along the access road. The building sits well outside these zones, whilst the frontage of the property would be open to views as one approaches the property.



- 6.19 As detailed above, the applicants bought the property and do not have access to storage facilities to support their occupation of the property. The applicants are, therefore, short of accommodation for garden machinery, woodland maintenance and a wood store, and road vehicles. They cut hay which requires storage. And they plan to use part of the six-acre plot as a small holding for horticulture (cut flowers), and small-scale livestock; these will need equipment and provision for winter shelter.. Furthermore, the owners (who have a mooring in the adjacent river) would value a small space for winter storage of open boats and sailing equipment (sails, buoys, anchors, spares, outboards).
- 6.20 It is clear, therefore, that there is a recognised need on the site for storage space. There can be no in-principle objection to such a proposal, and such facilities are commonplace at most dwellings of the scale of the property that exists here.
- 6.21 The applicants have, therefore, given significant consideration to both the siting of such facilities and its scale. In responding to the pre-application request, it was suggested that a siting to the eastern side of the property may be more appropriate relative to the setting of the listed building.

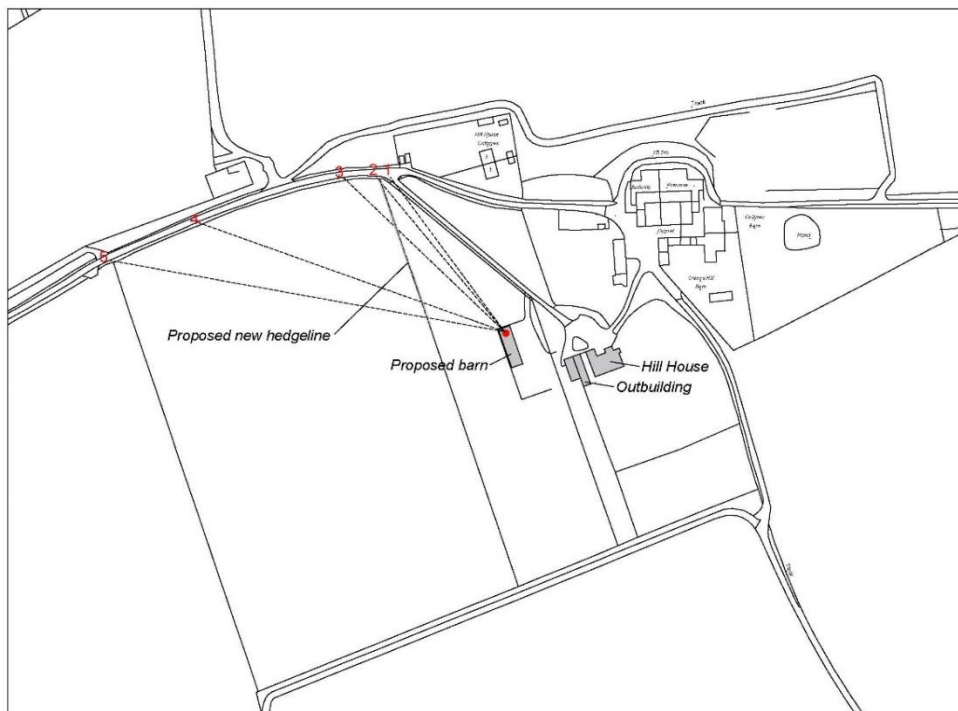
- 6.22 The applicants have considered constructing garaging and storage on the eastern side of the combined six acre plot, but neighbours on that side (who do understand the need for an outbuilding) are not in favour of a building close to their boundary. Hill House is a grade II listed building where the approach to the property is a key aspect of the significance of the building. The applicants do not wish to bring a building into the immediate area around the house given the open setting that it currently enjoys, and the siting of the new building has been carefully selected to ensure it does not intrude into the setting of the listed building. It is separated from the house by an existing outbuilding and the boundary hedging and is sited so as to enable the livestock that will be grazed here to be readily accessible.
- 6.23 The proposal would not, therefore, give rise to harm to the setting of the listed building. The building has been 'reset' in a larger plot than it has historically benefitted from, but the historic curtilage of the dwelling is not affected at all by this proposal. The position chosen on the western side of the property has the benefit of creating some shelter for the driveway and house from the strong prevailing westerly wind and precipitation. The building would thereby provide the requisite storage without harm to this historic building.
- 6.24 Turning back to the specific criteria in the Council's extensions and design policies, the proposed design carefully considers the local vernacular, in particular with regard to the remaining agricultural buildings in the vicinity. It was decided from the outset that the new building should be humble in appearance; as though it was once part of the farm.
- 6.25 The client's brief requires a building that can serve many purposes as already discussed, therefore much of the internal layout is open plan. Materials have been carefully considered and the choice of soft red facing brick walls with a Flemish bond for walls would be the most suitable. There is a deliberate lack of decoration; no plinth bricks and simple arched heads to openings. External joinery is proposed to be stained black with black powder coated aluminium windows and glazed doors. The roof covering of red clay plain tiles is chosen to reflect the nearest outbuilding to the proposed building. External shutters are provided which could all be closed when the building is not in use to enhance the agricultural appearance.
- 6.26 The impact on the wider landscape is minimised in part due to the chosen location for the building and is further enhanced by a combination of the agricultural appearance and the fact

that the building is cut into the hill at the northern (top) end by around 800mm. This reduces the impact from Wades Lane, concealing the building from view. The impact on the countryside is minimal both because of the partial concealing and the low level of the building.

6.27 The pre-application response identified visual impact from the approach road as being a key aspect in which impacts would need to be considered. In response, the applicants have undertaken the following visual impact study.

6.28 This assessment concludes that due to the convex relief of the fields above the proposed building development, the visual impact is lower than it would be in the case that the terrain was level.

6.29 The visual impact from the approach road will be further mitigated by planting a mixed native hedgerow along the western boundary.



6.30 The numbers within the above image indicate the locations of where the photos were taken.

6.31 The encircled red buoy on the pole (which is secured to a temporary construction) marks the proposed ridge line at the top of the hip for the new building.



Point 1 photo



Point 2 photo



Point 3 photo



Point 4 photo



Point 5 photo

- 6.32 There will be a yard on the east side of the building, with an area of gravel-based (not tarmac) hard standing. In addition, hedge planting that has already been started at the property gate way will be developed along the western boundary. Hedgerow height (within a decade) is expected to reach to 8-10 feet, which will conceal the new building roof ridgeline from Wades Lane and footpaths on that side of the property. In this regard, all aspects of the proposal have been designed with careful consideration to any visual impact on the AONB.
- 6.33 The appellants consider, therefore, that the proposal complies with policies CN01, CR02 and HS33. In light of the conclusions reached with respect to the absence of harm to the listed building, the proposal also complies with policy CN06.

7.0 Conclusions

- 7.1 The proposed building provides much needed storage space for garden machinery, vehicles, firewood, hay, livestock, maintenance materials, boating equipment and more, providing a versatile layout that will serve the property for many years to come.

- 7.2 Hill House is a Grade II listed building where care has been taken to consider the siting and design of the proposed outbuilding in order to preserve the significance and setting of the dwelling. The historic curtilage of the property is unaffected, and the key views towards the dwelling, including those down the access track, are unaffected by this proposal.
- 7.3 There is no landscape harm resulting from the proposal. The land levels are significantly reduced from Wades Lane and the applicants have demonstrated how the new building would not intrude into the AONB.
- 7.4 This statement has considered the planning policy position and found that the proposal accords with policies CN01, HS33, CR02, CS15 and, most importantly, CN06. Compliance is also found with the respective elements of the NPPF insofar as they can be applied to this proposal.
- 7.5 The proposal is, therefore, compliant with the development plan and would not give rise to any harm that would weigh against the proposal. In light of this, and taking account of all of the considerations set out above, it is hoped that the Council will support this sustainable development by granting planning permission in the terms requested.