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2 May 2023

VIA PLANNING PORTAL: planningdev@easthants.gov.uk

Dear Sir/Madam

RE: APPLICATION FOR PLANNING PERMISSION FOR THE PARTIAL DEMOLITION OF THE DAMAGED EXTERIOR FLINT WALL TO THE NORTHEAST AND THE REPLACEMENT OF THE EXISTING ROOF STRUCTURE WITH A FIRST FLOOR EXTENSION. IN ADDITION, THE ERECTION OF A TWO STOREY EXTENSION TO THE REAR AT WIVELROD HOUSE, WIVELROD ROAD, BENTWORTH, ALTON, HAMPSHIRE, GU34 4AS. (LPA REFS: 37737/013 & 37737/999)

Fredrick Adam Ltd has been instructed by Ms J Waterous and Mr R Parry to prepare and submit a planning application for works to an existing outbuilding within the residential curtilage of Wivelrod House, Wivelrod Road, Bentworth.

Permission is sought for the following:

“The partial demolition of the damaged exterior flint wall to the northeast and the replacement of the existing roof structure with a first floor extension. In addition, the erection of a two storey extension to the rear.”

The application has been prepared in accordance with the East Hampshire District Council (EHDC) validation checklist¹ and comprises ONE copy of the following:

1. Supporting planning cover letter prepared by Fredrick Adam Ltd dated 2 May 2023.
2. Completed EHDC 01 Householder checklist.
3. Completed EHDC biodiversity Checklist.
4. Community Infrastructure Levy (CIL) - Form 1.
5. Application drawings prepared by Fredrick Adam Ltd as follows:

- Site location plan: drawing number FA-R23-10-A100
- Existing site block plan: drawing number FA-R23-10-A101

¹ EHDC Local planning application requirements (September 2018) - 01 Householder Checklist

- Existing topographical survey: drawing number FA-R23-10-A102
 - Existing building and roof plans: drawing number FA-R23-10-A103
 - Existing building elevations (1): drawing number FA-R23-10-A104
 - Existing building elevations (2): drawing number FA-R23-10-A105
 - Proposed site block plan: drawing number FA-R23-10-A106
 - Proposed site layout plan: drawing number FA-R23-10-A107
 - Proposed ground floor plan: drawing number FA-R23-10-A108
 - Proposed first floor plan: drawing number FA-R23-10-A109
 - Proposed roof plan: drawing number FA-R23-10-A110
 - Proposed elevations (1): drawing number FA-R23-10-A111
 - Proposed elevations (2): drawing number FA-R23-10-A112
 - Proposed elevations (3): drawing number FA-R23-10-A113
 - Proposed Street Scene: drawing number FA-R23-10-A115
6. Site photos: drawing number FA-R23-10-A114
7. Fee for the sum of £270 paid direct by the applicant via the Planning Portal.

The following is submitted as background information:

8. Planning appeal & cost decisions dated 21 September 2022 (PINS Ref: APP/M1710/D/22/3291934).
9. Request for pre-application advice dated 13 October 2022.
10. Pre-application advice issued by EHDC under cover of letter dated 28 February 2023 (LPA Ref: 37737/999).

To aid the Council in considering this application, I set out a description of the proposal below and an assessment of the scheme against the provisions of the Development Plan (DP) and other material considerations as relevant.

1.0 PRELIMINARY MATTERS

This application follows receipt of appeal decision dated 21 September 2022.

The appeals was dismissed because the inspector considered the design “complex and inharmonious due to various roof pitches².”

The appeal decision is a material consideration which confirms the following:

- The acceptability of an innovative approach including use of a dark matt Antra zinc cladding with slate on the roof³.
- A first floor extension over the existing garage would not be prominent in public views⁴.

² Paragraph 8 of the appeal decision

³ Paragraphs 7 & 8 of the appeal decision

⁴ Paragraphs 9 & 10 of the appeal costs decision.

- There is a 'legitimate need' for home office work space and to resolve structural issues relating to the steel frame⁵.

Respectfully we contend the appeal decision should be afforded significant weight in the determination of this application.

2.0 PRE-APPLICATION ADVICE

Fredrick Adam Ltd submitted a request for pre-application advice on 13 October 2022 because the Inspector's appeal decision provided an opportunity to explore and agree an alternative solution. The request was supported by two sketch scheme options.

EHDC issued pre-application advice under cover of letter dated 28 February 2023 confirming the following:

- Option (1) - would be sympathetic in terms of scale, massing and detailed design. The fenestration is more traditional in design which would appear to reflect the character of the surrounding buildings. The proposal is to add a two storey extension but ensures that the roof of the new extension remains a stand alone feature rather than tying it into the existing roof structure. The ground floor would be flint with vertical zinc cladding at first floor and slate roof above. The overall design would complement the flint and slate materials of the original parts of the building whilst introducing a contemporary yet complimentary material at first floor.
- (Option (1) - the position of the proposed extension will be set back from Wivelrod Road behind the garage, and will not be highly prominent within the street scene.
- Option (1) - is likely to be considered acceptable. The application should set out the justification for the design.

This application is submitted on the basis of the pre-application advice provided specifically in relation to option (1).

3.0 THE SITE

Wivelrod House is well screened from Wivelrod Road. An area of hard standing lies adjacent to the house. The garages (which form the front section of the application building and are not altered by the proposed scheme) are accessed from the hardstanding. There is a pedestrian side entrance located in the front elevation, adjacent to the garage doors. It leads through to a separate section of the building, which comprises a mud room, wood store and workshop. The principal access to the rear of the application building is through the courtyard garden, which is enclosed on four sides by Wivelrod House and two other outbuildings

The north west elevation of the application building is attached to a separate converted barn, which backs onto an access road running between Wivelrod House and Wivelrod Barns. The ownership of the access is shared between the two properties. There are no views of the site from the access road.

⁵ Paragraph 13 of the appeal decision

Public views of the application building from Wivelrod Road would be restricted to a small section of the slate roof, which matches the existing, and part of the zinc cladding. There are no views of the rear section of the building. Drawing number FA-R23-10-A115 confirms views from the street scene.

A review of the EHDC Local Plan Proposals Map (2014) confirms the site is located outside a defined settlement policy boundary (SPB), within open countryside (CP19⁶), and falls within the Bentworth Neighbourhood Plan (NP) Area. A NP has not been adopted.

There are no site-specific designations. The property is not listed or locally listed; is not in a Conservation Area (CA), there is no Article 4 Direction in place, and the site is located outside the South Downs National Park (SDNP).

Wivelrod Barns is located to the west of the site and historically formed part of the planning unit for Wivelrod House and Farm. In 2002 the planning units were split into lots and sold at auction, which facilitated a planning application to convert the existing farm buildings to provide one dwelling. Wivelrod Barns is clearly visible from Wivelrod Road.

Maple Cottage and Numbers 1 and 2 Wivelrod Farm Cottages lie within relatively close proximity to the site. The site is not visible from the properties.

Site photographs are illustrated on drawing number FA-R23-10-A114.

4.0 THE PROPOSAL

The proposal is illustrated on drawing numbers FA-R23-10-A107 to FA-R23-10-A115 and has been designed to respond sensitively to the character of the existing buildings, main dwelling house, properties and buildings adjacent and to the local character of the area. The scheme has minimal impact on the street scene as it is contained within the existing internal courtyard. At ground floor level it will re-use materials, structure, windows and doors to mirror the adjacent dwelling ('the Dairy') and out buildings.

In preparing the revised scheme, significant consideration has been given to the matters raised by the appeal inspector in decision dated 21 September 2022 and to the pre-application advice issued by the Council on 28 February 2023.

The proposal is summarised below, for completeness we have referenced the corresponding application drawing:

- Site Location Plan (drawing number 2136/P01).
- Site Plan (drawing number 2136/P01).
- Existing Floor Plan (drawing number 2136/P03).
- Proposed Ground Floor and 1st Floor Plan (drawing number 2136/P04).
- Existing and proposed front/west and side/north Elevations (drawing number 2136/P05).

⁶ EHDC Core Strategy 2016

- Existing and proposed rear/east and side/south Elevations (drawing number 2136/P06).
- Scheme CGI's.

The proposed scheme utilises the potential of the existing mud room and workshop building roof space to provide much needed usable space for the applicant with the minimum impact on the street scene. The extension into the courtyard space allows the proposal to be predominantly south facing with the majority of the increased mass of the building located within the confines of the existing built form on site.

The utilisation of the existing roof pitches and traditional Brock and flint walls roots the proposal in the setting of the existing main dwelling and outbuildings, whilst the addition of the zinc cladding provides a contemporary accent to the design, clearly defining the old from the new⁷.

5.0 THE DEVELOPMENT PLAN

The Development Plan (DP) includes the saved policies of the EHDC Local Plan (2006), the Joint Core Strategy (May, 2014) and the Housing and Employment Allocations (Part 2 Local Plan, 2016). A Neighbourhood Plan (NP) has not been adopted.

The saved policies were not tested against the NPPF and the Joint Core Strategy and Housing and Employment Allocation Plans were tested against the NPPF 2012⁸.

The emerging Local Plan will cover the period to 2038. The EHDC Local Development Scheme August 2022 sets out an anticipated timescale of September 2024/25 for examination and 2025/26 for adoption. Due to its early stage in preparation the Plan carries no weight.

The principal policies to the determination of this application are saved policy HE2 and Policy CP29. For completeness the policies are copied below:

“[HE2] Alterations and extensions to buildings will only be permitted if they are designed to take account of the design, scale and character of the original building, its plot size and its setting. The roof form of any extension or alteration should respect the form of the original building.”

“[CP29] The District’s built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district’s towns, villages and countryside and must help to create places where people want to live, work and visit.

New development will be required to:

- a) seek exemplary standards of design and architecture with a high quality external appearance that respect the area’s particular characteristics;**

⁷ Paragraph 8 of the appeal decision

⁸ Annex 1, paragraph 219 of the NPPF 2021

- b) b) take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty where the National Park's setting is affected;
- c) c) reflect national policies in respect of design, landscape, townscape and historic heritage;
- d) d) ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;
- e) ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability
- f) make provision for waste and recycling bin storage and collection within the site;
- g) be designed to the Lifetime Homes Standard as appropriate;
- h) take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;
- i) be accessible to all and designed to minimise opportunities for crime and anti- social behaviour without diminishing the high quality of the overall appearance;
- j) embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality;
- k) provide car parking in a way that secures a high quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary."

In considering the previously innovative design approach the Inspector appeal states:

"[7] In general terms, this contrasting design approach can align with the National Planning Policy Framework's (the Framework's) encouragement for appropriate innovation in design. Likewise, East Hampshire District Local Plan Joint Core Strategy (JCS) Policy CP29 states that design criteria are not meant to put a ceiling on innovation. The older, 2006 East Hampshire District Local Plan Second Review (LP2) Policy HE2's statement that the roof form of any extension should respect the form of the original building also allows scope for innovation."

6.0 OTHER MATERIAL CONSIDERATIONS

6.1 Other material considerations relevant to the consideration of this application are identified as follows:

- The National Planning Policy Framework (NPPF, 2021).
- Climate change and sustainable construction Supplementary Planning Document (2022).
- Residential Extensions and Householder Development SPD (July, 2018).
- The planning history for the site, in particular application reference 37737/013.
- Appeal decision dated 21 September 2022.
- Pre-application advice dated 28 February 2023.

7.0 PLANNING CONSIDERATION & ANALYSIS

Matters of principle are agreed. They have been agreed by way of previous correspondence with the Council. We don't propose to rehearse them again.

This application has been prepared following pre-application advice in order to specifically address the matters raised in the Inspector's appeal decision. The main matters for consideration are identified as follows:

1. Does the proposal respect the form or character of the existing outbuilding range⁹?

The existing outbuilding has a simple hipped roof form, however due to the layout of the building there are a number of separate ridges and valleys.

The proposal has been designed primarily within the footprint of the existing outbuilding roof-space with a two storey extension to the south providing a more practical use of the existing mud room / storage space and additional workspace at first floor. The existing roof pitch has been maintained for the new higher roof and this allows the new roof to sit comfortably within the setting of the existing roof plains over the rest of the garage and outbuildings.

The use of sympathetic materials and high quality detailing will allow the new addition to blend in with the existing structures and the maintained garden areas.

The proposed scheme will hardly be visible from public views along Wivelrod road, the main view will be from the open section of the road directly opposite the garage and will be limited to a small section of the new slate roof above the existing garage roof. Any other public views will be screened by the existing buildings, extensive boundary planting and evergreen trees and high hedging which bound the property. These views are illustrated in FA-R23-10-A115 Proposed Street Scene views 5 & 6.

⁹ Paragraph 11 of the appeal decision

We respectfully contend the proposal complies with the provisions of policies HE2 and CP29 and the DP as a whole, and there are no material considerations which direct permission should be refused.

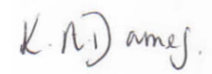
If officers require clarification or further information during the determination period please do not hesitate to contact me via email at: kerry@fredrickadam.com or on: 07921 211386. The scheme architect can also be contacted direct via email at tom@fredrickadam.com or on 07946 105514.

We welcome an opportunity to discuss the scheme with you during the determination period and if required, an opportunity to address any concerns raised by officers, statutory consultees or third parties.

I look forward to receiving confirmation the application has been validated and a site visit arranged. Access into the site will need to be arranged via Fredrick Adam Ltd.

Kind Regards

Yours faithfully,



KERRY DAMES

DIRECTOR

For and on behalf of Fredrick Adam Ltd