

PLANNING STATEMENT inc Heritage Statement

Erection of detached garage following demolition of
existing detached garage

Old Hoyles
Abbotts Ann Road
Andover
Monxton
Hampshire
SP11 8AS

July 2023

1.0 INTRODUCTION

- 1.01 This statement has been prepared in support of an application for planning permission for a replacement detached garage at Old Hoyles, Abbots Ann Road in Monxton.
- 1.02 The proposed garage would be used ancillary to the dwelling and would replace an existing unsympathetic structure. The new garage would have an attractive appearance with traditional oak clad elevations and a natural slate tiled roof.
- 1.03 The dimensions of the proposed building would be as follows;
- ◇ Width: 4 metres
 - ◇ Depth: 8 metres
 - ◇ Ridge height: 4.32 metres
- 1.04 The site is located within the Monxton Conservation Area and Old Hoyles is a grade II listed building.

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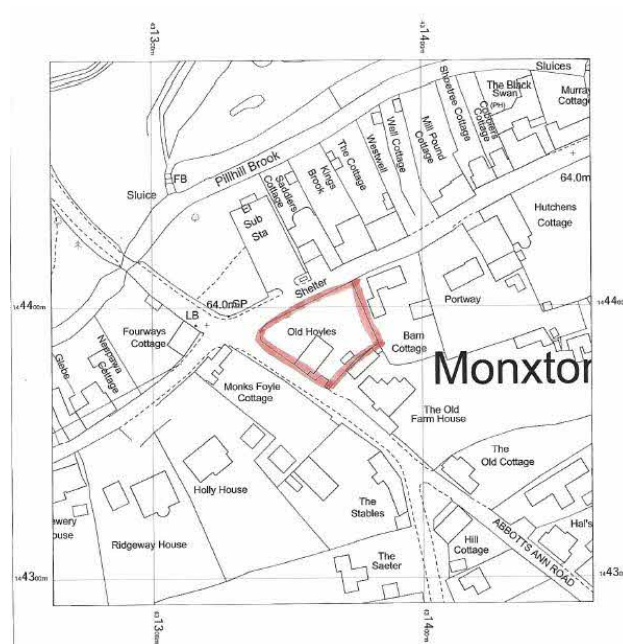
2.0 DOCUMENTS AND PLANS

2.01 The following plans and documents are submitted in support of the planning application;

- ◇ Location Plan
- ◇ Block Plan
- ◇ Existing building elevations
- ◇ Proposed plans and elevations
- ◇ Application forms
- ◇ CIL Forms
- ◇ This Design and Access Statement inc Heritage Statement

3.0 THE SITE AND ITS SURROUNDINGS

3.01 The application site is located within the village of Monxton to the southern side of the village. The dwelling, which is detached, is set on the road boundary at the junction of Abbots Ann Road and the High Street.



3.02 The house, which is finished with rendered elevations and a thatched roof has two floors of accommodation.



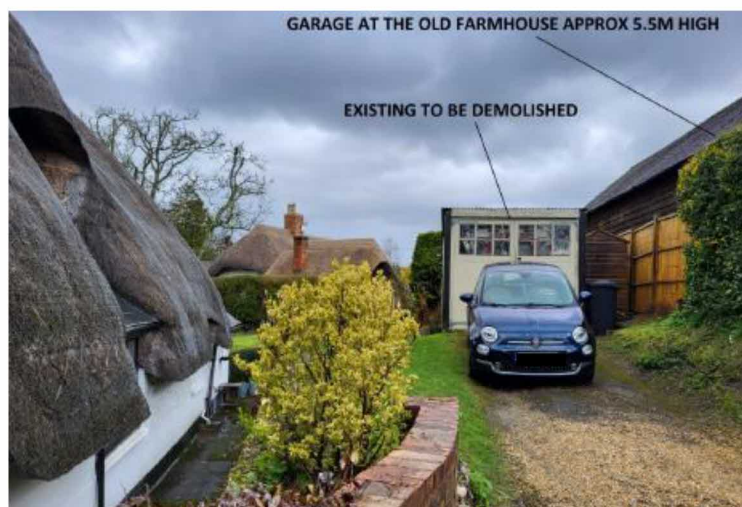
Photograph of Old Hoyles taken from Abbots Ann Road

- 3.03 The driveway serving the property is located on the southern side of the house. The existing garage is located at the end of this drive.



Photograph of existing garage

- 3.04 To the south east of the application site is a detached dwelling known as The Old Farm House. This property also has a detached garage which sits adjacent to the common boundary with the application property.



Photograph of existing garage with garage at Old Farm House

4.0 PLANNING HISTORY

4.01 There is no planning history which is relevant to this current application for a replacement garage.

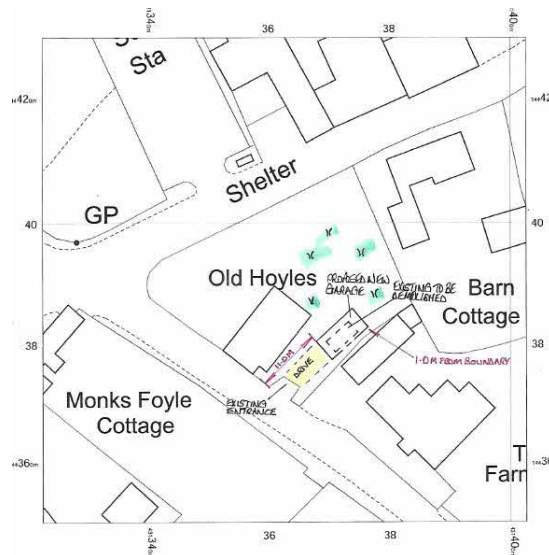
5.0 THE PLANNING APPLICATION

Use

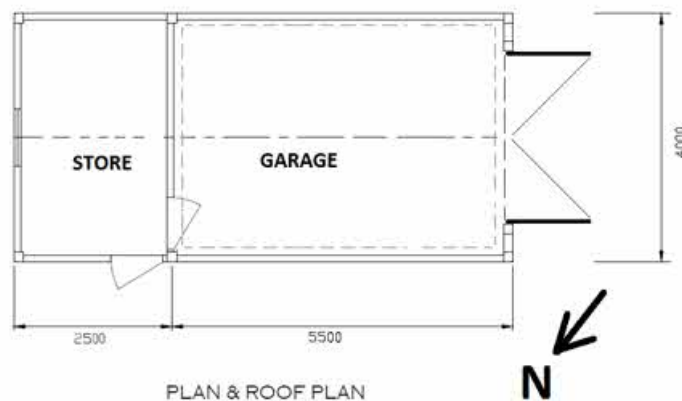
- 5.01 The proposal involves the erection of a detached garage which would be used for ancillary residential purposes. The use of the site would remain as residential.

Amount and Layout

- 5.02 The detached single garage would be positioned over the footprint of the existing garage and would be set back from the road edge by 11 metres.

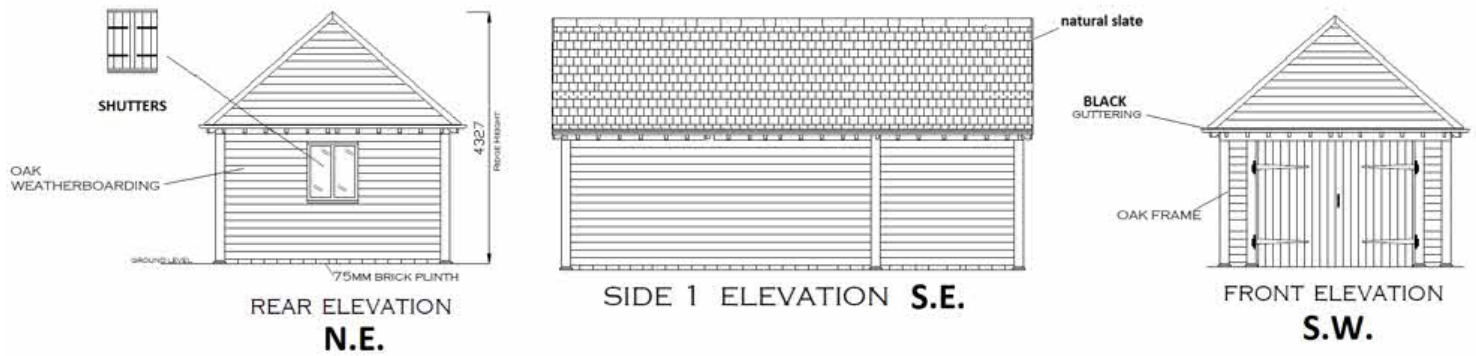


- 5.03 The structure include a single garage with a store to the rear. It would have a floor area of 32 square metres.



Scale and appearance

- 5.04 The roof of the garage would be ridged (with a height of 4.32 metres), and would be finished with natural slate tiles. The external walls would be finished with oak weatherboarding.



- 5.05 Careful consideration has been given to the appearance of the proposed outbuilding whose traditional and attractive appearance is appropriate for the village setting and would complement the character and appearance of the surrounding development. The proposed materials are shown below;



Oak featheredge cladding
(when new)



Oak featheredge cladding
(when weathered)



Natural slate



Black powder coated
cast aluminium guttering

Landscaping and Trees

5.06 There are no significant trees in close proximity to the site and no further landscaping would be required apart from making good the ground around the proposed building.

6.0 THE DEVELOPMENT PLAN

The NPPF

6.01 The National Planning Policy Framework was published in 2021. This replaced the earlier publications. As before, there is a presumption in favour of sustainable development. The following sections are relevant to this proposal;

Section 2 – Achieving sustainable development

Section 12 - Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

Test Valley Borough Revised Local Plan (2016) (RLP)

6.02 The following policies are relevant to the proposal;

Policy SD1 – Presumption in Favour of Sustainable Development

Policy COM2 - Settlement Hierarchy

Policy E1 - High Quality Development in the Borough

Policy E2 - Landscape Character of the Borough

Policy LHW4 - Amenity

Policy E9 - Heritage

6.03 The following documents are also relevant;

- ◇ National Planning Practice Guidance (NPPG)
- ◇ Amport, Monxton & East Cholderton Conservation Areas Character Appraisal

7.0 CONSIDERATION OF THE ISSUES

7.01 The following issues are considered pertinent to the consideration of this planning application:-

- ◇ Principle of development
- ◇ Effect on the character and appearance of the consecration area and the setting of the listed building (Heritage Statement)
- ◇ Effect on the amenity of nearby residents
- ◇ Highway Implications

Principle

7.02 The site lies within the Monxton settlement boundary. In accordance with Policy COM2 of the Local Plan, development is considered to be acceptable provided the proposal is appropriate to other policies of the Revised Local Plan. These matters are assessed below.

Effect on the character and appearance of the conservation area and the setting of the listed building (Heritage Statement)

7.03 The host dwelling is a grade II listed building. A Heritage Statement is therefore required to assess the impact of the development on the setting of the listed building.

7.04 The National Planning Policy Framework (NPPF) explains that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their

significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed... ‘

- 7.05 Old Hoyles is a grade II listed building. The listing details of the property are as follows:

Details

3144 MONXTON ABBOTTS ANN ROAD

9/42 Old Hoyes (Formerly listed as 20.12.60 Cottage 17 yards W. of Pine Cottage) GV II Cottage. dated 1747. Cob on a flint base, with a thatched roof. Front (north-west) of 1 storey and attic, 3 windows. ½-hipped roof, eaves raised above the upper windows, catslide at rear. Casements. Boarded door in a plain frame.

Listing NGR: SU3146544264

- 7.06 The site is also located within the Monxton Conservation Area. The environs of the application site are described in the Council's Conservation Area appraisal as follows;

‘At the end of Chalkpit Lane is Abbots Ann Road, which affords possibly one of the best views of the village. The road drops steeply down into the village from the chalk uplands. There are fields on either side of the road, with hedgerows and soft grass verges. The first view of the village from this vantage point is of a cob wall with pantiles, the thatched roof to Field House and Meadow View. Beyond this is a succession of 18th- and 19th-century cottages, which are all slightly different. The buildings are further enhanced by a fine and varied collection of mature trees, beech and yew hedges and a selection of chalk, flint and brick walls. The whole vista is contained by the poplars at the church and by the dwellings at the crossroads. Of the 13 properties along Abbots Ann Road, 11 are listed.’

- 7.07 Views of the proposed garage would be available from the road but the set back position of the building will ensure that the building is not prominent in view. The proposed garage would be seen as subservient

to the main dwelling and would be an improvement to the appearance of the site and the setting of the listed building (over the existing poor quality structure).

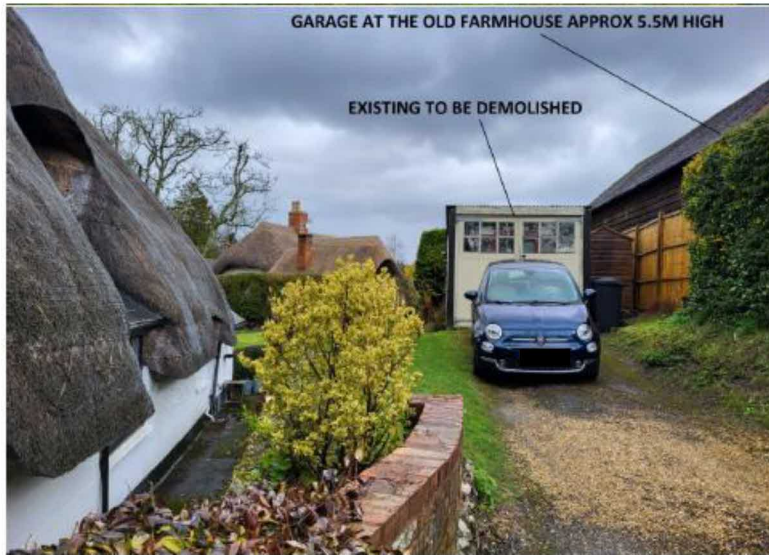


Photograph of existing garage

7.08 Monxton is a rural village setting where the materials and design of the buildings surrounding the application site are appropriate for the area. The traditional and attractive rural appearance of the proposed building will be appropriate to this village location and the building would not be an incongruous feature in the wider area and this would enhance both the character of the conservation area and the setting of the listed building, as required by both local and national policy.

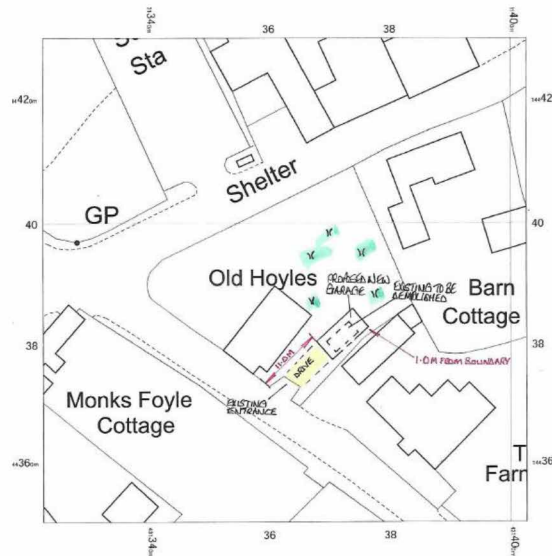
Effect on the amenity of nearby residents

7.09 The nearest neighbours to south of the proposed garage are Old Farm House. The proposed building would be positioned adjacent to the common boundary with this property, beyond which is a large detached outbuilding, as shown below.



Photograph of existing garage with garage at Old Farm House

7.10 As can be seen from the block plan below, the separation distances to the other surrounding properties would ensure that the replacement building would not have any material affects of these property's amenities.



Proposed Block Plan

Highway implications

- 7.11 The driveway uses an existing access onto the site and this would be retained.
- 7.12 The proposal would provide 1 covered parking space and a further space would be retained on the driveway.
- 7.13 Furthermore, the location of the garage relates well to the building it would serve such that the parking space it provides will be safe, secure and practical.

8.0 SUMMARY

- ◇ The proposal seeks permission for the erection of a detached outbuilding in the settlement of Monxton, which is acceptable in principle.
- ◇ We consider that the proposal would have an attractive and traditional form which would enhance the character of the Monxton Conservation Area and a grade II listed building, and would not adversely affect the amenities of any neighbouring property.
- ◇ The outbuilding accords with Government advice in the National Planning Policy Framework and the policies of the Development Plan