



PLANNING, DESIGN & HERITAGE STATEMENT

APPLICANT: Brian G. Harris

PROPERTY: Lanes End, 64 Duck Street, Abbots Ann, Andover SP11 7BG

PROPOSAL: Alterations to garden including terracing/levelling of land to the side and rear garden, removal of fence panels and provision of double timber gates and replacement shed (retrospective).

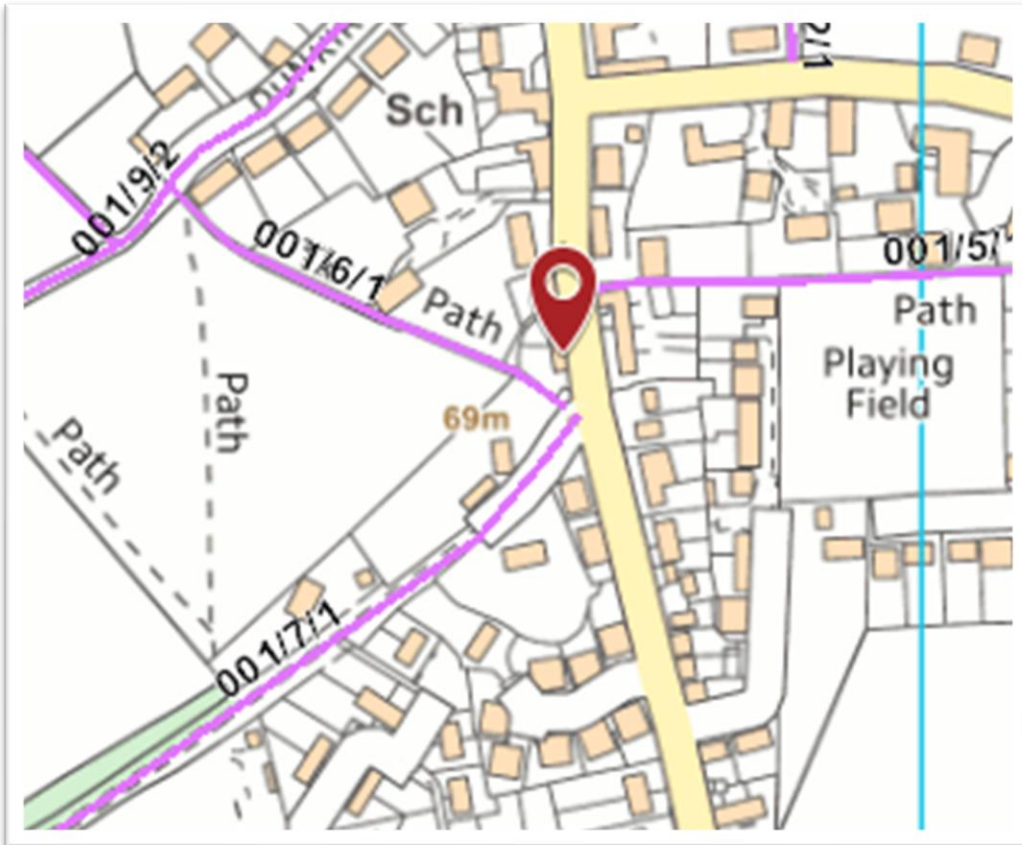


1.0 Introduction

- 1.1 This application seeks Planning and Conservation Area Consent for various alterations to the garden at 64 Duck Street. The alterations relate entirely to the garden and no changes are being made to the Grade II listed cottage.
- 1.2 The alterations include works to terrace the rear garden, provision of double solid timber gates to front/side boundary and the replacement of a garden shed. The works involved were relatively minor with no depth greater than 700mm being dug to assist with the levelling efforts.
- 1.3 Planning permission is also sought for the provision of double timber gates, ~2m in height on the property's southwestern boundary adjacent to the garage for no.63.
- 1.4 Conservation Area consent is required for the removal of fence panels adjacent to the garage for no.63 at the southern edge of the property.

2.0 The Property

- 2.1 The application site is situated in Abbots Ann, approximately 3 miles southwest of Andover and lies to the south of the A343 Salisbury trunk road.
- 2.2 64 Duck Street is one half of a pair of semi-detached houses (no.63 and 64) situated on the western side of the road. This is a grade II listed thatched cottage with side and rear gardens to the south and west respectively.
- 2.3 The property is situated within the Abbots Ann Conservation Area, designated by TVBC on 04 November 1981. The Conservation Area appraisal notes "the majority of older houses were originally small, but many have been altered and extended or amalgamated". It is situated within the Duck Street and Red Rice Road character area which is considered the heart of the village within the historic core and includes 21 listed buildings including the school, shop, village hall and public house.
- 2.4 A public footpath extends along the southwestern boundary of no.64.



*Extract from HCC Map of Public Rights of Way
(Abbots Ann)*

3.0 Background

- 3.1 The current owner purchased the property in September 2022. At the time it was in a poor state of repair with considerable damp problems within the house caused by poor drainage associated with the sloping garden and lack of any real drainage system to ensure the appropriate removal of water away from rather than towards the building.
- 3.2 The applicant has since set about undertaking these urgent works to the garden that will deal with the damp issue and conserve the integrity of this Listed Building. Real change has occurred in the reduction of damp within the property since the works were started and completed.
- 3.3 Much of the works undertaken at the property are generally classed as Permitted Development, ie development that is permitted without the need for planning permission. However, due to the Conservation Area and the terracing involved which is considered to be an engineering operation, planning permission is required.
- 3.4 The need for planning permission was brought to the applicant's attention and this application was quickly prepared.

4.0 Relevant planning policies

- 4.1 Paragraph 2 of the National Planning Policy Framework states that “Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise”. The most relevant planning policies to the consideration of these proposals are contained in the adopted Test Valley Revised Local Plan DPD 2011-2029.
- 4.2 The property is situated within the Abbots Ann settlement boundary, the Abbots Ann Conservation Area and is Grade II Listed.
- 4.3 The most relevant Local Plan policies to consideration of this application are as follows:
- COM2 Settlement Hierarchy – Within the boundaries of the settlement the principle of development and redevelopment will be permitted provide that it is appropriate to the other policies of the Revised Local Plan.
- LHW4 Amenity – Development will be permitted provided that it provides for the privacy and amenity of its occupants and those of neighbouring properties.
- E9 Heritage – Development and/or works affecting a heritage asset will be permitted provide that (a) it makes a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance and setting and (b) the significance of the heritage asset has informed the proposal through an assessment proportionate to its importance.
- 4.4 The latest version of the NPPF also forms a materials consideration in this assessment of this application. It was published on 20 July 2021 and sets out the government’s planning policies for England and how they should be applied.
- 4.5 Paragraph 2 notes that “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”.
- 4.6 Paragraph 189 recognises the importance of heritage assets and notes that “these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.
- 4.7 Paragraph 194 states 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 using appropriate expertise where necessary”.
- 4.8 When determining applications affecting heritage assets, paragraph 197 requires local planning authorities to take account of - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to

sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

- 4.9 Paragraph 199 states “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.
- 4.10 In addition to the Local Plan and NPPF, the Abbots Ann Conservation Area Appraisal is also a material consideration in the assessment of these proposals.
- 4.11 In respect to no.64, the Conservation Area Appraisal comments as follows “looking back down the hill towards the centre of the village, the character is derived from an attractive collection of low brick and flint, thatched cottages which are mainly painted white and built close to the road (no.64, 63 and 61)”. Key characteristics of this character area are strongly defined by the buildings therein with most properties being built close to the road, older ones having long, low linear floor plans and constructed of cob and brick and flint.

5.0 Development Assessment

- 5.1 There are two elements to these proposals, the application for Conservation Area consent and the planning application. Conservation Area consent is required where demolition is proposed in a Conservation Area. This includes gates, walls and fences. Whilst it is probably more accurate to say that the fence rotted away and was removed rather than being demolished the applicant is keen to ensure that the works undertaken are fully approved.



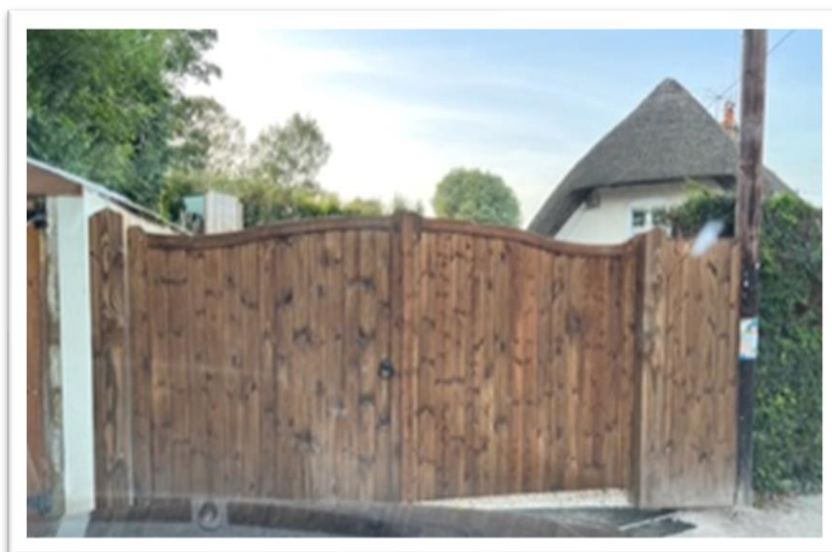
© Google image of fence before removal

- 5.2 Conservation Area Consent - The image above shows the old unattractive fence panels that were removed. It is believed they were erected in 2000. These cheap off the shelf panels did not add to or make any positive contribution to the character of the Conservation Area. Their removal provides an opportunity to enhance the area and the setting of the listed building.
- 5.3 Terracing/shed - Planning permission is required for the engineering works associated with the minor alterations to the levelling/terracing of the garden and the provision of new gates at the southwestern corner of the property, next to the garage of no.63.
- 5.4 As detailed above, the listed cottage had been suffering from damp problems when the applicant purchased the property last year. When it rained heavily water would gush down the garden towards the property. The replacement of retaining walls and the additional terracing has diverted any water that was adversely affecting the house and will ensure the future of this protected building in accordance with Local Plan policy E9.
- 5.5 The original wall, made of concrete blocks, was installed in 1997.
- 5.6 The terracing is visible from the adjacent public footpath but does not detract from the appearance and setting of the cottage as the overall levels have not changed. This arrangement provides an attractive setting that allows meaningful planting to take place while preserving the owners' ability to enjoy their private amenity space. The upper levels of terracing solves the problem of footpath erosion and safety, by protecting the footpath for future usage and avoid it from falling into the garden.
- 5.7 The rear garden has always been terraced. Terracing is not unusual in this area where rear gardens are short and steep sloping.
- 5.8 Similar terracing has been granted planning permission in the immediate vicinity. A substantial extension and excavation/terracing has previously been approved at no.61 Duck Street, another Grade II listed building, when planning permission was granted for a large single storey rear extension (14/02854/FULLN). When assessing this development proposal the planning officer's report noted that it was "considered acceptable as it ensures the preservation of the character and appearance of the conservation area...".
- 5.9 A comparison between the "original" drawings and "completed" drawings demonstrate little change to the overall levels across the site and given the previous retaining wall arrangements and the extremely localised views into the garden, the setting of the listed building is little changed. The character of the area is preserved and enhanced through the provision of a private amenity area that is now usable and offers a practical solution to protect the listed building from water damage.
- 5.10 A new shed is sited adjacent to the western boundary in place of one that was rotten and falling down. This structure would not normally require planning permission. This is a standard structure that represents a common feature in most residential gardens providing secure storage for garden tools and other domestic items. As a timber structure it will be sympathetic to its setting.



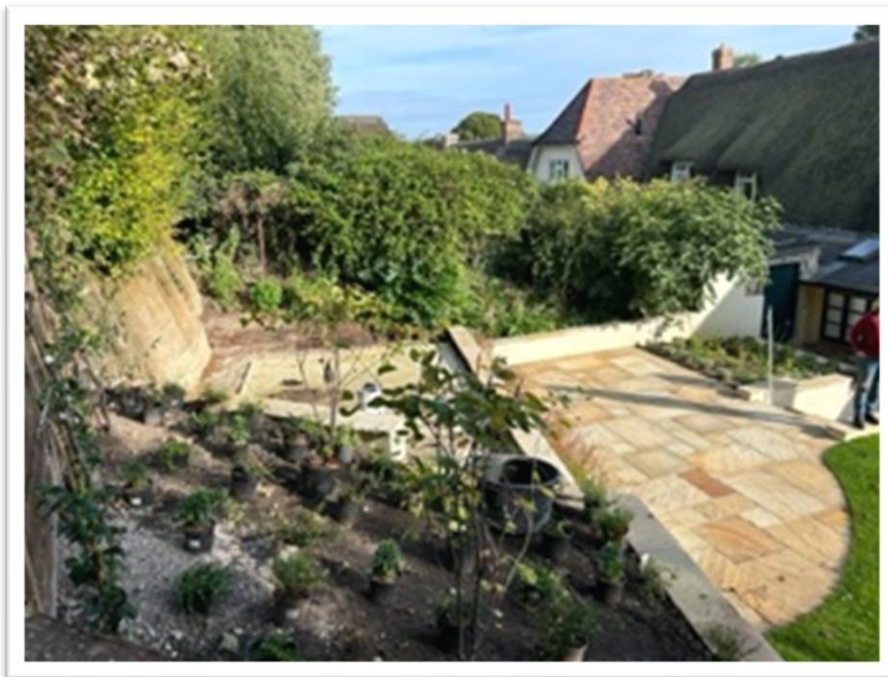
*View of garden prior to additional terracing/levelling including original shed
in same position as proposed*

- 5.11 Gates – The new gates infill a gap in the frontage, between the detached garage and a substantial boundary hedge approximately 2.5m high. By continuing this high boundary treatment and infilling the corner of the property, the new gates make a sensible additional providing a sympathetic and attractive structure to occupy a gap of approximately 4m on an otherwise continuously enclosed boundary. The simple, solid and uncluttered form of the gates ensures they sit gently in this gap, provide security and privacy to the property and preserve the character of the Conservation Area and setting of the listed building.



Gates as erected

- 5.12 The gates enclose an area that has always been used for parking and ensure adequate security is achieved.
- 5.13 Residential Amenity - There are no residential dwellings to the rear or immediately to the south no.64 Duck Street. However, it is immediately adjoined by one residential property, no.63. The boundary between the two properties is defined by substantial and well established planting which provide a significant screen between the two.
- 5.14 Given the overall minor changes to the levels in the garden there would be no increased overlooking to no.63 or any loss of privacy as a result of these proposals. Similarly the new shed would be in the same position and be of a similar size to the one it replaces thereby ensuring no change in terms of overshadowing or loss of light.



View of northern boundary with no.63 Duck Street

- 5.15 Archaeology – It is noted that the Conservation Area Appraisal identifies the application site as being on the edge of, but within, an area of archaeological potential. The levelling and terracing works undertaken have included the need for some excavation works to a level of approximately 700mm.
- 5.16 This work was undertaken with care and attention; no items of archaeological interest were found.

6.0 Conclusions

- 6.1 The works which are the subject of this application are all retrospective. They have, in the main, been carried out to benefit the listed house which has been suffering from water ingress due to the sloping nature of the site and the inferior construction methods used in the original terracing.
- 6.2 Overall, the changes in levels have not been significant. This garden was previously terraced. The changes implemented do not result in a notable change in the relationship between the house and its garden or no.64 and its immediate neighbour no.63. The neighbours' amenities are not adversely affected.
- 6.3 Extensive replanting and reinstatement of old plants has been implemented to improve the flora and fauna of the garden.
- 6.4 No works have been undertaken to the listed house or none are proposed at this stage.
- 6.5 The new gates infill a gap in an otherwise continuously enclosed garden boundary and ensure the privacy of the occupiers is retained following the removal of the unsightly and rotten fence panels.
- 6.6 I trust that this application contains sufficient information for you to be able to support these proposals but if additional information or clarification is required please contact this office.