

Planning, Heritage, Design & Access Statement

Froggats, Rosemary Lane, Alfold, Cranleigh, GU6 8EY

Proposed Extension to Existing Barn to Provide Ancillary Facilities, and Relocation
of Existing Staff/Guest Accommodation to Courtyard Barn

September 2023

GENESIS
TOWN PLANNING

Application	Proposed extension to existing barn to provide ancillary facilities and relocation of existing staff/guest accommodation to courtyard barn
Site Address	Froggats Rosemary Lane Alfold Cranleigh GU6 8EY
GTP Reference	23075/PS01

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1.0 INTRODUCTION

- 1.1 This statement has been prepared to support a planning application for the extension of an existing barn to provide ancillary facilities, and the relocation of existing accommodation into the courtyard barn at Froggats Cottage, Rosemary Lane, Alfold, GU6 8EY.
- 1.2 This statement sets out a brief introduction to the proposed development, the justification for the alterations proposed and an assessment of their impact both on the existing dwelling and surrounding area.

2.0 SITE DESCRIPTION AND LOCATION

- 2.1 Froggats Cottage comprises a detached Grade II listed Hall House, which was rebuilt in the 1990's and is located to the southwest of the village of Alfold. The only remaining part of the original listed building comprises the service wing to the west elevation of the house. In addition to the existing dwelling the site comprises of two existing ancillary barns, one of which is currently used as annexed accommodation and the other for storage purposes. The property lies within a domestic setting extending to approximately 0.68ha and is surrounded by agricultural land, the majority of which (approximately 6ha) lies within the applicant's control.
- 2.2 The existing dwelling has the benefit of planning permission (LX/22/02226/DOM) to be extended and altered to provide an enlarged kitchen/dining area, a new study and remodelled interior to provide improved bedroom and bathroom accommodation.
- 2.3 The existing dwelling comprises 5 bedrooms, a ground floor cloakroom, kitchen, utility area and two bathrooms at first floor level. The existing outbuilding also includes a 1-bedroom annex which comprises a bathroom, kitchen, sitting/dining area and a bedroom at first floor. The listed status of the building means that the scope for altering and extending the existing house is limited in order to preserve its special character and historic and architectural interest.
- 2.4 The application site is well contained by existing trees and boundary hedgerows. The site is not discernible from wider public viewpoints or rights of way. There are no residential dwellings in close proximity to the site.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 There are currently two barns which lie to the north of the existing house within the courtyard entrance to the property. The smaller of the barns is currently used for storage of machinery, domestic items and agricultural equipment, while the larger barn to the east of the courtyard, houses a small gym, a kitchen with living room and bedroom above. The accommodation within the larger barn has been historically used for ancillary purposes to house staff/guests at the property and to provide security when the applicant is away from the premises.
- 3.2 Both barns are located close to the existing house and are therefore ideal to provide additional facilities required by the applicant that cannot be incorporated into the house, given the listed status of the property. The barns themselves are not curtilage listed, or of an age that would deem them to be non-designated heritage assets.
- 3.3 Both barns are of relatively modern construction, but traditionally built of single storey form with accommodation within the roof space (large barn). The buildings are clad in timber and constructed under a plain clay tiled roof.
- 3.4 Froggats Cottage is our client's primary place of residence, and they are keen to ensure that the site provides for their professional and personal requirements helping to minimise the need to travel away from the site for key elements of their work activities, while at the same time providing for their privacy needs. The current large barn comprises the gym and 1-bedroom annex and is insufficient for their needs. Our client requires a larger gym and rehearsal area that will allow them to train at home and to make use of significantly better facilities than they currently have. My clients also undertake voice over work which they wish to undertake from home in their own recording and editing space, whilst also having the opportunity to create a small home office/meeting space for when they meet international representatives visiting the UK in relation to their work. All of the works proposed, and the associated nature of the uses, will be personal to our client's needs.
- 3.5 The larger barn building has been extended to the rear in a sympathetic form utilising a double gable to reduce the scale and to contain the development within the context of the site and the current building. The building is currently well contained by existing hedge and tree screening to the north, west and south of the site. The proposed extension to the side and rear of the large barn would be approximately 2.5m to eaves height and approximately 5.5m to the ridge line, matching the existing ridge height of the large barn.

- 3.6 In respect of the works to the small barn, these are all largely contained internally at ground floor level with either storage or void areas to the first floor. There are small lean-to additions proposed to the north, east and west elevations to provide a log store and bike store. Both buildings would be clad in timber weatherboarding under plain clay tiles to match the existing building, retaining the agricultural feel of the current structures.

4.0 RELEVANT PLANNING POLICY

- 4.1 Policies relevant to the development proposal are contained within the Chichester Local Plan: Key Policies – 2014-2029. These include Policies 46, 47 and 48.
- 4.2 Policy 46 is concerned with alterations, change of use and re-use of existing buildings in the countryside. The policy is positively worded and permits development subject to relevant criteria. In particular, the policy requires that the buildings in question are structurally sound; the proposal doesn't prejudice the viability of an agricultural holding; the design and scale of any alterations are in keeping with the surroundings, and do not impact on the landscape character and setting of the site. In relation to residential uses, the proposal seeks to re-use a traditional building and that in carrying out the works, any identified historic fabric or character would not be harmed. As such the policy is supportive of the re-use of existing buildings.
- 4.3 Policy 47 is particularly concerned with heritage and design related matters and sets out how planning permission will be granted where it can be demonstrated that the proposal conserves and enhances the special interest and setting of designated and non-designated heritage assets. The policy also requires that new development respects the distinctive local character and natural landscape of the area, and within the supporting guidance to the policy, identifies a series of requirements which need to be demonstrated in assessing proposals.
- 4.4 Policy 48 is specifically concerned with the natural environment and confirms that planning permission for new development will be granted where there is no adverse impact on the tranquil and rural character of the area; new development recognises the distinctive local landscape character and sensitively contributes to its setting and quality and respects and enhances the landscape character.

5.0 PLANNING ASSESSMENT AND HERITAGE CONSIDERATIONS

- 5.1 The application proposals entail no breach of any of the stated policies. The proposals will make effective use of existing buildings within the residential curtilage of the host dwelling, sympathetically altering and extending them in a complementary manner without causing harm to the wider landscape setting of the site. Furthermore, the extensive landscape planting to the boundaries of the site and the copse of managed woodland to the east ensure that the proposed development will not be discernible in the wider landscape.
- 5.2 The application proposals do not entail alterations to buildings that are deemed designated or non-designated heritage assets. The buildings are located sufficiently distant from the Grade II listed house not to appear dominant or discordant with the character of the host dwelling. Furthermore, the provision of ancillary functions within the existing and extended barns minimises intrusion and intervention in the listed house. The approach adopted ensures that the distinctiveness and significance of the existing heritage asset is retained and the use of traditional materials in the construction of the development ensures that the building complements the heritage asset and its rural setting. Similarly, the scale, form, layout, mass and appearance of the proposed extension to the large barn conserves and enhances the setting of the listed building by ensuring that all visible changes within the courtyard setting are minimal. The enlargements are all contained to the rear of the building thereby ensuring that the context of the listed building and its immediate setting is preserved.
- 5.3 The application proposals ensure that the retention and enhancement (where necessary) of boundary planting retains the rural and agricultural identity of the buildings, reinforced by the use of traditional and matching materials, and through an appropriate scale of alteration. The approach adopted is therefore sympathetic to the existing buildings and the countryside context within which they sit.
- 5.4 The application proposals have been the subject of a pre-application submission to Chichester District Council to ensure that sufficient and meaningful pre-application engagement has been undertaken prior to the submission of a formal planning application. The outcome of those pre-application discussions resulted in positive feedback from the Council. The pre-app advice received confirmed that the proposed extension would "...retain the appearance of a barn..." with encouragement given to the "...use of sympathetic and natural materials to ensure that the extension remains well related to the existing buildings on site...". The advice provided recommended a reduction in the length of the overall extensions, which has been addressed within the submitted proposals.

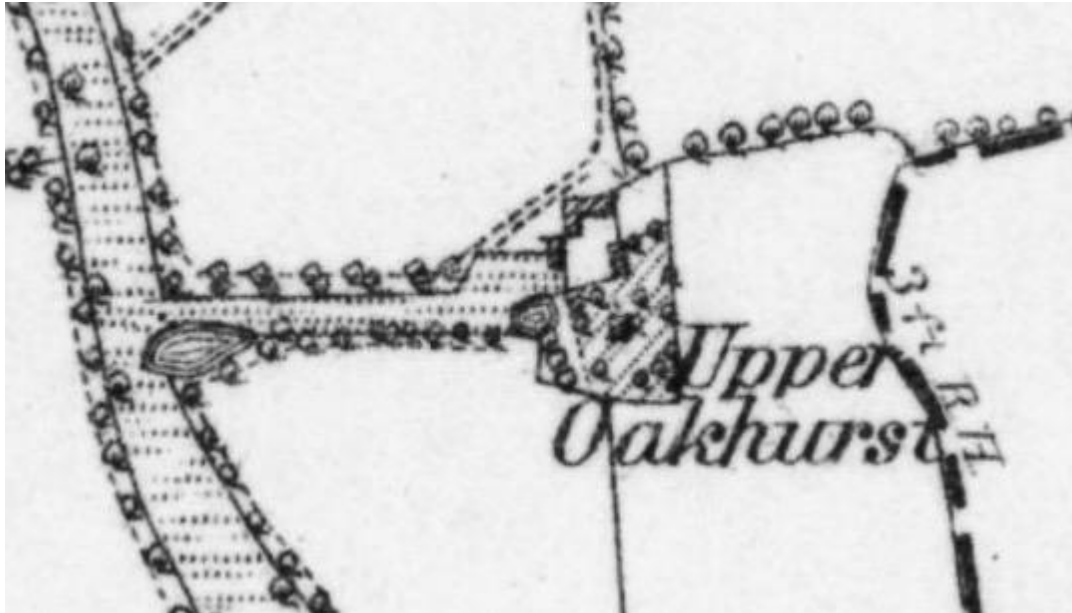
- 5.5 The advice further confirmed that notwithstanding the large form, "...the scale and design of the outbuildings could be comfortably accommodated within the site and would remain subservient and sympathetic to the host dwelling."
- 5.6 In relation to the works to the smaller barn, these would "...create a small ancillary outbuilding which would replace the ancillary accommodation currently present in the large barn. The accommodation would include a kitchen, living room, bedroom and shower room, with a veranda, log store and bike store outside. The proposed barn, as discussed on site, would largely retain its appearance as a barn and would not increase in terms of its internal footprint."
- 5.7 In heritage terms the application barns lie to the north of the listed house, forward of the principal elevation. Although within the wider residential curtilage of the listed building, the barns are not deemed to be curtilage listed given their more modern construction.
- 5.8 Froggats Cottage is Grade II listed (LEN: 1245353) and spelt 'Froggots' in the listing. The building is of Medieval origin and is unusual for the unique manner in which it was extended in the late 1990's which involved reconstructing the whole building as it was believed to have existed in the 15th Century. This redevelopment was supported by English Heritage (now Historic England). The building is not within a conservation area or designated landscape. The list description states the following:

TQ 03 SW 427/3/10011 LOXWOOD

HEADFOLDS WOOD Froggots Cottage GV II - House. Probably C15 or earlier with C18 external chimneystack, C19 windows and two small C20 lean-to additions. Timber-framed building of 2 bays with frame exposed on ground floor with rendered infill and weatherboarded first floor. Hipped peg-tiled roof and external rendered chimneystack. C19 casements and hipped tiled porch. Adjoining the front door are a pair of massively haunched posts set back to back. INTERIOR: floor joists of square section. The floor appears to have been inserted later suggesting an open hall. First floor has exposed box frame. Roof appears to have been altered at a later date and was possibly gabled rather than hipped. Listing NGR: TQ0315033387

- 5.9 At the time of the First Edition OS map surveyed in 1871 and published in 1874, Froggats was known as Upper Oakhurst. The remnants of the medieval building and later chimney, believed to be 18th century, is visible on this mapping with the barns laid out in a loose courtyard plan. This plan type is the most common of all farm plans in West Sussex and derived from the 'L' plan. Whilst mapping can be somewhat

schematic both the First Edition and Second Edition maps show that the barns are now no longer in their historic locations and are evidently later additions.



Froggats on the First Edition OS map of 1874 when the building was known as 'Upper Oakhurst'.



Aerial showing the house (red) and barn locations (yellow) as they were in the 19th century. ©Google

5.10 In the light of the above findings, the existing barns have no significance as non-designated heritage assets and would not impact adversely on the listed building.

6.0 CONCLUSIONS

- 6.1 The application proposals entail the enlargement of an existing barn to provide ancillary facilities to be used in conjunction with the host dwelling Froggats Cottage. The proposal is to provide an enlarged gym/rehearsal room, recording/editing suite a personal treatment room and personal home office/meeting space.
- 6.2 The proposals have been the subject of extensive pre-application consultation with the Council and the alterations and re-use of the existing buildings have been deemed appropriate. The scale of development is sympathetic to the scale of the present buildings and the character of the site more generally. The relocation of the existing ancillary accommodation would make best use of the existing buildings and both proposals entail the use of traditional materials to ensure that the scheme is sympathetic to the locality. Furthermore, the proposals are visually well-contained and would not be seen in the wider landscape.
- 6.3 The scheme proposals do not find conflict with adopted policies. In accordance with S38(6) of the Act, planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this particular case there are no material planning consideration that indicate a decision other than in accordance with development plan policies.
- 6.4 For the reasons set out in this submission we trust the Council will consider our client's proposals favourably and grant planning permission.

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