

Our Ref: MP/230526

09th November 2023

Planning Department
Hart District Council
Civic Offices
Harlington Way
Fleet
GU51 4AE



Dear Sirs,

Town & Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Proposal: Erection of single storey extension.

At: Church Farm House, The Street, Rotherwick, Hook, RG27 9BG

Fowler Architecture & Planning Ltd have been instructed by Mr. & Mrs. D Bennett (the 'Applicants') to submit a householder planning and listed building consent application to Hart District Council in respect of the above.

The application has been submitted via the Planning Portal and comprises the following:

- Completed Application Form;
- Completed Validation Checklist;
- Completed CIL Form 1;
- Drawing Ref. MFchurchfhTOPO: Topographic Survey at 1:100 (A1);
- Drawing Ref. MFchurchfhGF: Existing Ground Floor Plan at 1:50 (A3);
- Drawing Ref. MFchurchfhELE: Existing Elevations Plan at 1:50 (A0);
- Drawing No. 230526-01: Location Plan & Site Plan at 1:1250/1:200 (A1);
- Drawing No. 230526-02: Roof Plan and NE & SE Elevations Plan at 1:50 (A1);
- Drawing No. 230526-03: Floor Plan and NW & SW Elevations Plan at 1:50 (A1);
- Heritage Statement prepared by Ridgeway Heritage Consultancy; and,
- Planning, Design & Access Statement prepared by Fowlers.

The Application Fee (£206) has been settled via the Planning Portal.

Planning, Design & Access Statement

Introduction

This Planning, Design & Access Statement has been prepared by Mark Pettitt BA(Hons) MRTPI of Fowler Architecture & Planning Ltd (FAAP), on behalf of Mr. & Mrs. D Bennett, in support of an application seeking full planning permission and listed building consent for the erection of a single storey extension at Church Farm House, Rotherwick.

Site & Surroundings

Church Farm House is located at the western end of Rotherwick, a village some 1.75km to the north west of Hook.

The Application Site (as outlined in red on the Location Plan) is an irregular shaped plot of land that currently forms the residential curtilage to Church Farm House.

The main house, which is positioned in the northern part of the site, is Grade II listed.

The List Entry for the farm house (Entry No. 1244609) reads as follows:

“SU 75 NW ROTHERWICK THE STREET (south side) 4/91 Church Farmhouse -
- *II*

Early C18, early C19. Symmetrical front (east) of 2 storeys, 3 windows (altered early C19). Red tile roof, brick dentil eaves. Painted brick walling, cambered openings and stone cills, but central upper window is square with a keystone. Victorian casements. Doorway has a canopy with a moulded edge and panelled soft-fit, above a solid moulded door frame. 6-panelled door (2 top-lit) above curving stone steps with curved wrought-iron side rails. The west elevation has 3 1/2-hipped gables, red brick walling (Flemish bond) with blue headers, 1/2-timbered gables, 1st floor branch, cambered openings. The upper part of the north side has, in blue brick headers, the figures 1721, the return north wall the letters W and M. Casements.

Listing NGR: SU7134556292”.

Some 35.0m to the south of the main house, within the curtilage of Church Farm House, is a Grade II listed granary.

There are also a number of listed buildings in close proximity, and the site falls within the Rotherwick Conservation Area designation.

The site does not fall within a flood plain, is not within any landscape designation and is not the subject of any tree preservation order.

The nearest public right of way is bridleway 200/8/1, which is a short route that extends westwards from the front of Studio House to Frog Lane.

Access onto the site is from The Street, immediately to the north.

Planning History

The site has been the subject of a number of applications since 2000:

Application No. 99/01469/FUL

Conservatory, double garage, tennis court and minor alterations.

Granted on the 11th April 2000

Application No. 99/01470/LBC

Demolition of existing Marley double garage & replacement with new timber frame double garage with tiled roof, construction of new conservatory, tennis court & minor alterations.

Granted on the 11th April 2000

Application No. 04/00796/FUL

Extension to the existing conservatory

Approved on the 25th May 2004

Application No. 04/00806/LBC

Extension to the existing conservatory

Approved on the 25th May 2004

Application No. 22/02097/HOU

Erection of an external timber staircase with porch roof over to access existing garage loft room.

Withdrawn on the 18th October 2022

Application No. 22/02549/HOU

Erection of a detached double garage (retrospective)

Approved on the 05th December 2022

Application No. 22/02930/HOU

Erection of an external timber staircase with porch roof over to access existing garage loft room.

Approved on the 26th January 2023

None of these previous applications are considered to compromise the merits of this current proposal.

Development Proposals

This application is seeking full planning permission and listed building consent for the erection of a single storey extension.

The extension is proposed on the south western side of the existing house, where it will provide a new boot room for the Applicants.

The walls will be of brick and timber construction, whilst the roof will be covered with new clay tiles. Materials will match the existing house.

No internal alterations are proposed.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”* This plan-led approach to decision taking is reinforced by the National Planning Policy Framework (as revised).

Development Plan

For the purposes of planning policy, the Hart Local Plan: Strategy and Sites 2014 – 2032 (HLPSS, adopted April 2020) as well as remaining saved policies from the Hart Local Plan (Replacement) 1996 – 2006 (HLPR) forms the statutory development plan, as well as the Rotherwick Neighbourhood Plan 2016-2032 (RNP) which was made in December 2016.

Within the HLPSS and HLPR, the following policies are considered to be the most relevant to this application:

- SD1: Sustainable Development
- NBE8: Historic Environment
- NBE9: Design
- GEN1: General Policy for Development

The following policies from the ONWNP are considered to be relevant to this application proposal:

- BE 01: Design
- BE02: Conservation Area

Sections 12 and 16 of the National Planning Policy Framework are also relevant to the consideration of this application, as is the Rotherwick Conservation Area Character Appraisal and Management Proposals.

Planning Assessment

The proposed development is considered to be appropriate from a planning and conservation point of view.

The site falls within the Settlement Policy Boundary for Rotherwick, and the Council have approved changes to the property in the past.

The proposals represent a very modest addition to the property, extending to approximately 5.6sq/m (GEA).

It will appear as a sympathetic and subservient extension to the host dwelling, which will blend in seamlessly with the fabric of this listed building.

No internal alterations are proposed.

The proposals do not raise any issues from an amenity point of view, and overall it is considered that the extension will sit comfortably in this location, both within the streetscene and the wider Conservation Area designation.

This application is supported by a Heritage Statement prepared by Ridgeway Heritage Consultancy.

Design Statement

Use

No change of use is proposed under this application.

The proposed extension will be used as a boot room.

Amount

The proposed development is a modest addition to the host dwelling.

It will result in just over 4.0sq/m of additional floor area (GIA).

Scale

The proposed extension is modest in scale.

The eaves height is just 0.8m (approx'), whilst the ridge height will sit lower than the eaves of the main house – thus ensuring that it appears as a subservient addition.

Layout

No internal changes are proposed to the main house.

The new extension will be positioned on the south western side of the house, where it will be well screened from public view.

Appearance

The proposed extension will complement the external appearance of the existing dwelling.

Materials will match the existing house.

Landscaping

If necessary, details of hard and soft landscaping can be secured by way of an appropriately worded condition.

Access Statement

No changes are proposed to the existing access arrangements.

Other Matters**Trees**

No trees will be lost as a result of this development

Ecology

The proposed development will not affect the existing roof, and no works of demolition are proposed.

As such, there is no need for an ecological report in this instance.

Flood Risk

The GOV.uk website confirms that the development site does not fall within either a flood zone 2 or 3. As such, the risk of flooding is low, and therefore no flood risk assessment is required in this instance.

Conclusions

This Statement outlines why the Council should grant full planning permission and listed building consent.

The proposals are consistent with the relevant Development Plan Policies, and accord with the relevant part of the National Planning Policy Framework, which is a material consideration in the determination of this application.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information, or to make arrangement to visit the site.

Yours faithfully,

Mark Pettitt

Mark Pettitt BA(Hons) MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

cc: Applicants