

Planning, Design & Access and Heritage Impact Statement for;
The erection of a two storey rear extension and replacement garage at;
Sunavon, The Street, Eversley. RG27 0RL June 2023

Introduction:

This statement relates to a revised proposal from that recently withdrawn (application ref: 23/00740/HOU) at a property known as Sunavon which lies on the west side of The Street in Eversley.

The revised submission includes changes made to the design, namely repositioning of the rear extension to meet right to light requirements in relation to the adjoining Bakers Farm Cottage retaining the existing shared access as it is presently and provides additional detail relating to the new fenestration.

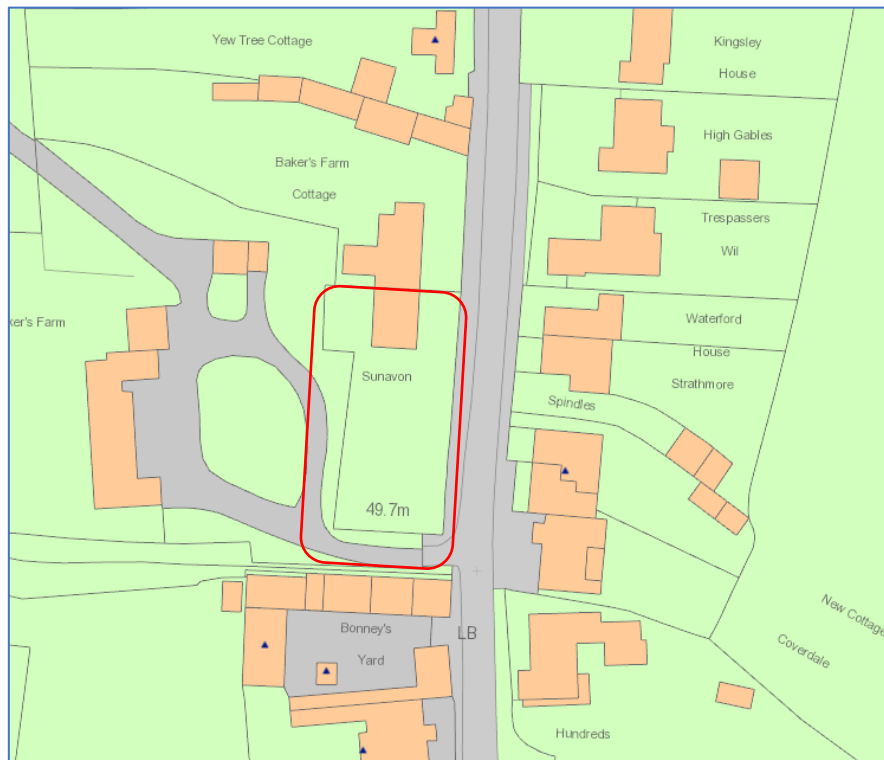
The amended proposal still provides a two storey 'rear extension' to the property, though now altered in shape and size, and still provides for a replacement garaging.

The application property itself comprises a rather run-down and neglected home which has been the subject of unsympathetic additions in the past and which accommodates in its grounds a selection of low quality outbuildings that are now well past their best.

The cottage itself is unlisted and is semi-detached adjoined to Bakers Farm Cottage (itself recently the subject of a planning consent for a two storey rear extension and related improvements under HDC 20/03109/HOU for the 'Erection of a part single storey and part two storey rear extension and insertion of door and window to ground floor side').

This part of Eversley falls within the Conservation Area.

The property and its curtilage are identified on the plan and photographs below.





The property is mentioned in the Council's local list which is combined with the adjoining cottage. Both properties present brick and clay tile appearance, to the street with a combination of sash and casement windows.

The porch is believed to be a later addition and it has also been extended with unsympathetic 20th century flat roofed additions to the rear.

The property sits in a very generous plot with an extensive side garden to the south which extends to the driveway access shared with Bakers Farm to the rear (west) which is under the same ownership.

The street boundary comprises mainly a 6 foot high close boarded fence at the back of pavement with a lower picket fence directly in front of the cottages.

Some low quality trees and hedges exist at this fence line.



The site is within the Eversley Street Conservation Area and is identified as being part of a notable group of buildings in the Conservation Area Appraisal. It is believed the cottage may have once been in use as the village Post Office.

The site is within Flood Zone 1.

Background:

The property's new owners and applicants are committed to the upgrading of the existing accommodation to provide more commodious and flexible family orientated accommodation and in order to give the property a secure and sustainable long- term future as such a home.

The additions and alterations will better meet modern day expectations and will provide for a more comfortable arrangement of accommodation that will also maximise opportunities for energy efficient construction and energy savings generally and which will be better suited to modern day living expectations.

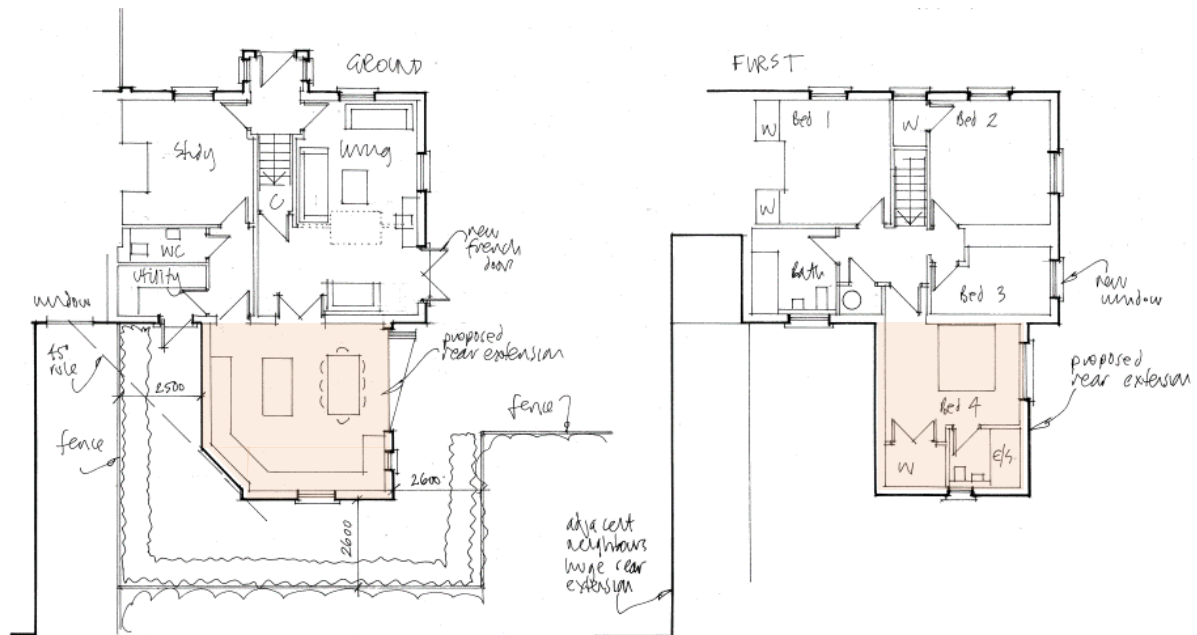
The proposals utilise traditional architectural forms to the new addition and outbuilding consistent with the traditional mass, form, materials and detailing of the original cottages in this part of the village. The new works also ensure the protection of the reasonable residential amenities of adjacent occupiers, and complies with BRE guidance in relation to the 45 degree rules protecting reasonable access to light to neighbouring habitable room windows.

The principle additions will sit comfortably with the existing built form to the rear of the property and will largely be hidden from public realm views.

The Current Proposal:

The current proposal seeks the provision of a two storey rear extension connecting into the existing rear kitchen/ study room following the removal of the existing garden room to enable the provision of an enlarged and open plan kitchen / dining area / family garden room opening out onto the rear garden with the maintained a separate utility room & WC at ground floor with a master bedroom suite over.

See ground floor and first plan extracts below (not to scale – new additions shaded).



The detail of this design is shown on the submitted application drawings. - *See also extract below showing the proposed rear and side elevations.*



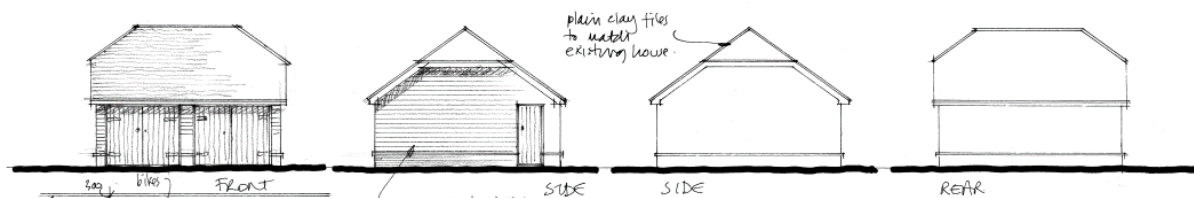
The opportunity has been taken to provide a pitched roof to the existing flat roofed rear addition and the main extension is kept subordinate in scale with lower eaves and velux fenestration to maintain traditional forms and an appropriate relationship with the retained cottage elements. The proposal will include replacement sash windows with Georgian bars to return the fenestration to its original form and to match the adjacent bakers farm cottage (as previously requested by parish council)

The front of the cottage (street facing) will be also refurbished with new windows of traditional proportion and matching joinery.

There are thus no material changes or impacts upon the front / street elevation.

The replacement garaging can also be secured with little impact upon noteworthy landscape features or any mature trees.

The new garaging is traditionally designed and finished in timber & clay tiles (see extract below);



New development such as this are generally allowable within the settlement boundary of the main villages and within Conservation Areas generally, but do require that special consideration be given to the desirability of preserving or enhancing the character or appearance of the affected property and the wider designated area.

The site does lie within the urban settlement boundary of Eversley where there does exist a presumption in favour of development subject to compliance with National Planning Policy Framework (NPPF) objectives and the relevant Local Planning Policies. The Conservation Area Appraisal does notify the Cottage Locally Listed, as part of a positive building group.

There are no 'Important Trees' or other affected heritage assets identified within close proximity of the cottage.

This street scene view that gives the Conservation Area its predominant character here, as contributed to by the run of identified positive buildings, will be unaffected by the subject proposals.

Impact Assessment

The extent of the proposed addition is not significant enough to be classified as a 'notifiable' set of works that requires the assessment of the proposals by Historic England.

The proposals do not involve the loss or removal of any features of particular 'Historic' significance or interest. Similarly, no trees or landscape features are affected by the proposal.

The proposal does not involve the use of inappropriate design or materials but will rather complement the host building as required to ensure that no material harm will result to the quality of the historic asset (Conservation Area in this case). It mirrors the roof pitch and style and materials of the original dwelling and the adjoining recently extended Bakers farm cottage that adopted similar design principles of a traditional architectural form.

The design is therefore considered a suitably subordinate and sympathetic alteration to the existing host building with appropriate scale, form detailing and, well-proportioned matching fenestration.

In relation to 'harm' therefore the proposal provides an opportunity to create much improved and flexible family accommodation which will enhance the host building and its internal functionality whilst causing no harm to the character of the existing house or the contribution it makes to the character and interest of the wider area.

The Government's overarching planning policy framework (NPPF) provides a presumption in favour of sustainable development. It makes it clear that for decision taking (on applications for planning permission) this means:

- *approving development proposals that accord with the development plan without delay;*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - i. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - ii. *specific policies in this Framework indicate development should be restricted.*

The presumption is that planning permission should be granted unless there are good reasons in an up-to-date plan to resist such.

The NPPF does however seek to protect heritage assets, stating that:

"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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification...."

In considering applications for works to non-listed heritage assets therefore, the Local Planning Authority must consider the effect of an application on the significance of the asset weighing applications in a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

In this connection, the Council have Local Plan policy NBE9 which relates to Conservation Areas and also seeks to ensure that proposals conserve or enhance the character or appearance of the Conservation Area.

Specifically, in relation to proposals of this nature it states that;

"Proposals which would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, will not be permitted unless they meet the relevant tests and assessment factors specified in the National Planning Policy Framework."

There will nonetheless always remain development opportunities within such locations and where materials and local details are fully understood and respected then it is possible to take an informed and creative approach, and to ensure that the quality of new building work will complement both its host building and its neighbours whether it is of contemporary or more traditional design, or a combination of both.

Historic England advice confirms that designating a conservation area should not be seen as an end in itself: *"we live in a changing world and for the historic environment to survive and continue to be cherished it needs to be positively managed"*.

National planning policy advice and Historic England place greater emphasis on the need to take a holistic and proactive approach to managing change within conservation areas.

In this case the heritage asset can be said to be of relatively low significance or 'weight' given the more recent age, design and materials of the affected parts of the host building and the lack of recognised, listed or noteworthy features impacted by the proposed development.

The majority of the new work will not be visible from the public realm and will not materially alter the established characteristics of the host property. It is well screened from viewpoints by other existing buildings, boundary features and well-established vegetation.

In the light of this and the complementary design and materials employed it is contended that those practical improvements presented by the new addition and resultant lack of significant harm caused is sufficient to allow for the development to proceed.

This in turn will thus preserve and enhance the characteristics of the conservation area in the vicinity of the application site.

This is reflected in adopted Local Plan Policies NBE 8 and NBE 9 which states that;

"All developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area." Development will be supported where it would meet the following relevant criteria:

- a) it promotes, reflects and incorporates the distinctive qualities of its surroundings in terms of the proposed scale, density, mass and height of development and choice of building materials. Innovative building designs will be supported provided that they are sensitive to their surroundings and help to improve the quality of the townscape or landscape;*
- b) it provides or positively contributes to public spaces and access routes and public rights of way that are attractive, safe and inclusive for all users, including families, disabled people and the elderly;*
- c) the layout of new buildings reinforces any locally distinctive street patterns, responds to climate change, and enhances permeability by facilitating access by walking or cycling modes;*
- d) it respects local landscape character and sympathetically incorporates any on-site or adjoining landscape features such as trees and hedgerows, and respects or enhances views into and out of the site;*
- e) it protects or enhances surrounding heritage assets, including their settings;*
- f) it includes sufficient well-designed facilities/areas for parking (including bicycle storage) taking account of the need for good access for all users;*
- g) the design of external spaces (such as highways, parking areas, gardens and areas of open space) should be designed to reduce the opportunities for crime and anti-social behaviour and facilitates the safe use of these areas by future residents, service providers or visitors, according to their intended function;*
- h) the future maintenance and servicing requirements of buildings and public spaces have been considered, including the storage and collection of waste and recycling;*
- i) it reduces energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency; and*
- j) it incorporates renewable or low carbon energy technologies, where appropriate. Development proposals should demonstrate compliance with the above criteria through a Planning Statement or a Design and Access Statement (where one is required), submitted alongside a planning application.*

NBE9 Design - All developments should seek to achieve a high-quality design and positively contribute to the overall appearance of the local area. Development should protect or enhance surrounding heritage assets, including their settings.

Such rear extensions are commonplace at the rear of the village's cottages such as this and help to give the host properties a usability and functionality that accords with modern day expectations and which, in hand with this can bring sustainability gains in terms of energy use through the use of sustainable materials enhanced insulation and energy efficient / water saving appliances.

Taken together therefore the proposal helps to provide a secure and viable future as a modest family home. The property retains a sizeable rear garden which comprises a generously sized plot for such a home.

In this instance, in relation to 'harm' therefore, the proposal provides an opportunity to create a new kitchen / dining / family room and an additional bedroom to enhance the flexibility and functionality of the host property whilst causing no harm to the character and fabric of the existing house or wider area.

In relation to the need to protect the reasonable residential amenities of adjacent or nearby occupiers, HDC Saved policy GEN1 allows development which avoids any material loss of amenity to adjoining residences.

The design of the addition and its associated orientation and positioning of new fenestration will ensure that there is no loss of privacy, overlooking or overshadowing caused and similarly it is considered that any impact in regards to loss of light would not be unacceptable.

Accordingly it would be considered that there would be no material loss of amenity to adjoining neighbours.

The parking and access arrangements are improved and maintain sufficient off road parking for the size of the dwelling.

Other matters:

Biodiversity;

Given the location and scale of the proposed works upon existing residential garden areas it is not considered that the development proposed would be likely to have any adverse biodiversity impact.

A separate bat survey / report is included as part of the applications supporting documentation.

Flood;

The site is in Flood Zone 1 (see Appendix 1) and is not in an area covered by flood water restrictions.

Sustainability;

Materials used for the extension will be primarily selected to best match the existing dwelling.

That said the new work will seek to exceed the standard of thermal and energy efficiency performance presently required by building regulations. Appropriately environmentally friendly insulation will be used and opportunities for thermally efficient glazing and solar gain are to be utilised wherever possible.

This will maximise thermal performance, air tightness and energy usage.

CONCLUSION:

The proposals have been designed to respect the character and appearance of the existing dwelling and grounds and will have no adverse impact upon the character or quality of the property itself or the wider Conservation Area or street scene generally in accordance with Government planning guidance and the retained policies of the adopted Local Plan as outlined above.

The proposal is to use high quality finish and materials and remains of a size, scale and arrangement that is appropriate to the host building commensurate with its plot size and configuration and compliant with the prevailing characteristics of the surrounding area.

The house will retain its own dedicated access, and all landscape features entirely as existing.

The proposal addresses NPPF guidance which requires that LPA's set a positive strategy for the conservation and enjoyment of the historic environment ...in a manner appropriate to their significance, putting them to viable uses consistent with their conservation and the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

The proposal has considered the available evidence and has assessed the impact of the proposed works upon the heritage asset -in this case the Eversley Conservation Area.

The design avoids conflict between the heritage asset's conservation and the identifiable need to improve the appearance and functionality of the existing property.

For all of these reasons we look forward to the support of the Local Planning Authority.

APPENDIX 1 Flood Map

This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.07 ha.

Find out more about [flood zones and what they mean](#).

To find out about other factors that might affect the flood risk of this location, you should also check:

- [surface water, groundwater and reservoir flood risk](#)
- Hart planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.

