

INGHAM
THOMAS
ARCHITECTS

Supporting Statement

ITA124_P01_SS_Rev P1

In Support of Householder Planning Application for Extension to the Dwelling House

At

The Old Rectory,
Wield Road, Medstead,
Alton, Hampshire,
GU34 5LY

October 2023

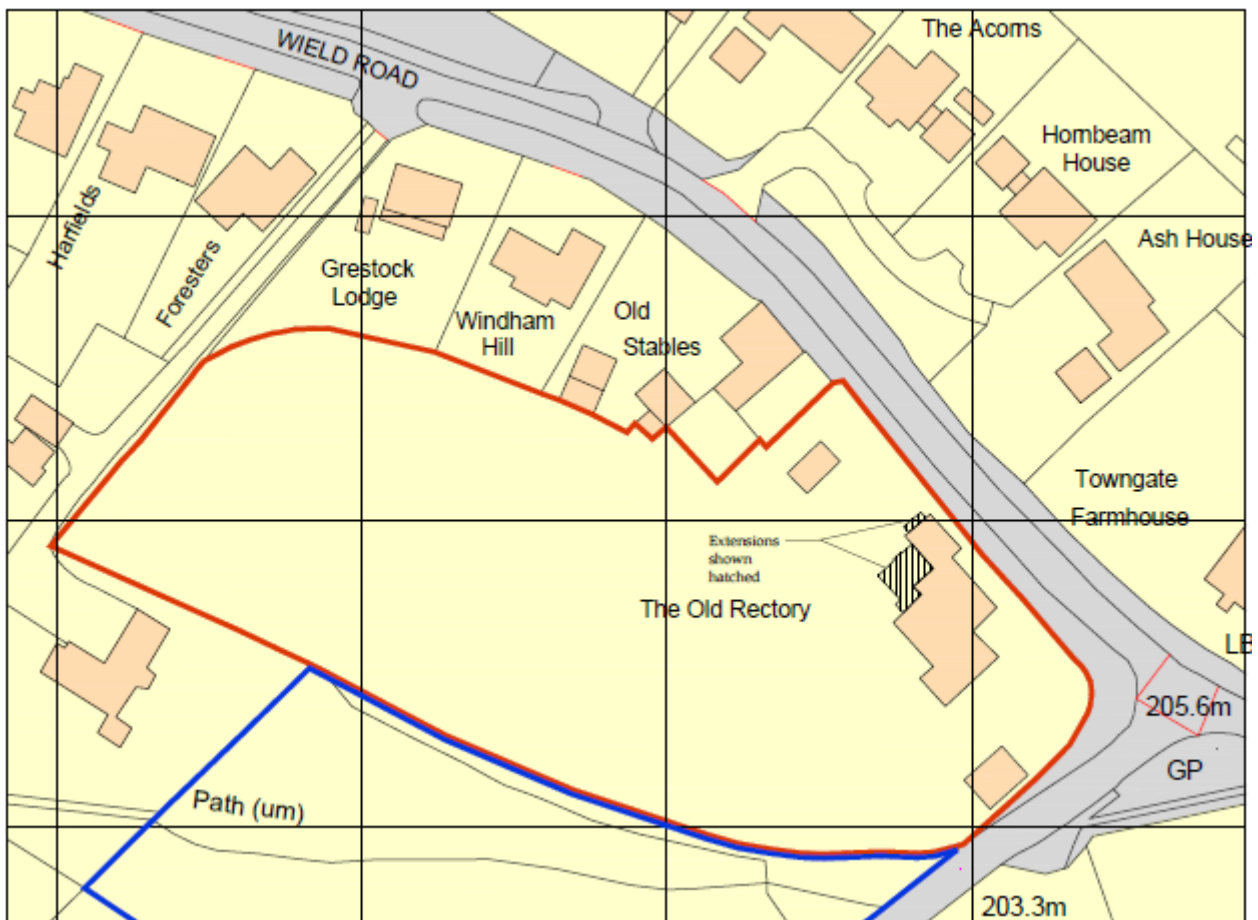
m: 07880 707420 e: ben@inghamthomas.com w: www.inghamthomas.com
28 Woodbury Avenue, Petersfield, Hampshire GU32 2EE

1. INTRODUCTION

1.1. This statement is submitted in support of the application for the erection of extensions and internal alterations at the dwelling house known as The Old Rectory, Wield Road, Medstead, Alton, Hampshire. The dwelling is not listed

2. APPLICATION SITE

2.1. The property, The Old Rectory, is located at the junction of Wield Road and Common Hill which is situated to the west of the centre of Medstead. The dwelling is a one, two and three storey house constructed during the Victorian period.



Ordnance Survey, © Crown Copyright 2022. All rights reserved. Licence number 100022432



Aerial View – Google Maps

- 2.2. The vehicular access to the site is via a private drive off Common Hill.
- 2.3. The Old Rectory sits in a plot of 0.87 ha with a paddock to the south side. The application site benefits from landscaped grounds to the west and south. The dwelling is confined to the east part of the sizeable plot and sits beside Wield Road. The boundary on this side has close boarded fencing and a high brick wall, that together with hedging and shrubs provide screening of the house from the east side – the submitted drawings show the ‘street scene’ from this side. The neighbouring properties are set a reasonable distance away from the house and are well screened from the site by mature hedging and trees. It is this positioning on the site, the boundary screening and the position of the proposed rear extension that allows for sympathetic alterations to the main dwelling to be undertaken without impacting on neighbouring dwellings.
- 2.4. The house is constructed of painted render under slate and concrete tile roofs. The photographs below depict the appearance of the dwelling:



Aerial View Looking Westwards



Front (Southeast) Elevation



Side (Southwest) Elevation



View of Rear, Northwest Elevation showing Existing Sunroom where Extension is Proposed to be Added.

3. RELEVANT PLANNING HISTORY

3.1. Planning research reveals that there have been a limited number planning applications submitted in relation to this property, as set out below:

- **Reference:** ALR 2940
Application Summary: Erection of Garage
Decision: Approved 10.12.59

- **Reference:** ALR 4882
Application Summary: Provision of new access to Proposed Garage
Decision: Approved 12.12.61

- **Reference:** ALR 12214
Application Summary: Demolition of Outhouses and erection of Sunroom
Decision: Approved 08.03.73

4. HERITAGE STATEMENT

4.1. This Victorian building has been known as the Vicarage and the Rectory and is now known as the Old Rectory. Built originally in a gothic style with stone mullioned window surrounds with arched heads and decorative gable barge boards, the building has undergone significant changes where the windows have been replaced by Georgian style sash windows and the decorative barge boards replaced with simpler detailing and the pitched roof front porch removed. We understand that it was in this transformation in the 1930s that the end of the rear wing was demolished, and the house made smaller resulting in the awkward roofline which is evident on the side and rear elevations today. Historical images of the house are shown below:



Front (Southeast) Elevation



Side (Southwest) Elevation, shows the part of the rear wing which has been demolished

- 4.2. The proposals include the erection of a two storey element on the rear wing that will 'infill' the cut-out formed in the 1930s demolition work. A single storey part that extends the existing sun-room part, will together accommodate the kitchen, and this sits on the footprint of the original rear wing.

5. DESIGN AND ACCESS STATEMENT

- 5.1. The application seeks planning consent for extensions and alterations to the existing main dwelling house. The development seeks to enhance the living accommodation and improve the layout. Some fenestration changes are also proposed to the original part.
- 5.2. The site is bordered by well-established foliage and trees resulting in a partial screening of the site.

- 5.3. The properties along Wield Road are generally well screened by foliage along the roadside, which means that views into the site from the neighbouring properties are limited.



View of site from Wield Road, looking Northeast



View of site from Wield Road, looking Southwest



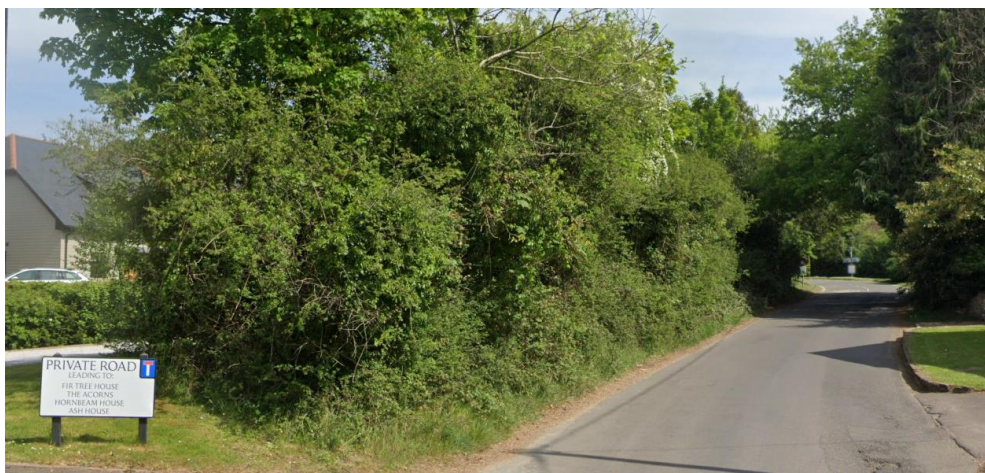
View of site from Common Hill, looking West



View towards Dwelling and Garage, looking Northeast along Common Hill



View of Towngate from Wield Road, looking Northeast.
Mature trees and hedging sit between this house and the proposed extension



View of trees & vegetation between Wield Road and the development comprising Fir Tree House, The Acorns, Hornbeam House and Ash House. The view from these houses towards the proposed extension is obscured by these trees and vegetation



View towards paddock and footpath to the southwest. Shows the thick evergreen hedge along line boundary

- 5.4. The impetus behind the proposal is to improve the existing accommodation and improve the appearance of the side and rear of the property. The existing kitchen is small for the size of house and is inappropriate for modern day living. It is located in one of the smaller rooms that comprised the 'back-of-house' area when the house was originally conceived. The proposal is to repurpose this room as a study and enlarge and relocate the kitchen.
- 5.5. Parts of the rear of the building were demolished in the 1930s and this has resulted in the roofline being interrupted with an ugly cut-out into the hipped form. This proposal seeks to infill this portion to allow the roof slope to run around the corner to improve the aesthetics.
- 5.6. The proposal includes the addition of a one storey extension to the rear of the house and this links back to the house via a small two storey extension to the side of the property which gives access to the living room and provides an ensuite to the bedroom above. This extension infills the ugly 'cut-out' of the roof existing hipped roof form.
- 5.7. Layout**
- 5.8. The existing house fronts on to Common Hill, where timber gates give access onto a gravel driveway with double garage. The building is a stepped 'L' shape in plan and the rear wing runs parallel to Wield Road.
- 5.9. The proposed changes include the erection of a two storey element on the rear wing that will 'infill' the cut-out formed in the 1930s demolition work. A single storey part that extends the existing sun-room part, will together accommodate the kitchen, and this sits on the footprint of the original rear wing.
- 5.10. These changes will significantly enhance the layout of the accommodation and accessibility at ground level. The floor layout in the 'back of house' part of the building is awkward, being made up of small spaces and corridors, which does not make for comfortable living or easy movement between the kitchen and the garden.
- 5.11. At first floor level an ensuite will be added to the existing guest bedroom.
- 5.12. The ground floor extension and conversion of the sunroom into a combined space allows for an open-plan kitchen and dining room which is considered to be a more suitable layout for a family home. This space connects through to the sitting room via a small glazed link.

- 5.13. The extensions are located on the southwest and the northwest sides and when extended the house will be no closer to the plot boundaries.
- 5.14. The first floor ridge and eaves level of the extension will be the same as the existing.
- 5.15. The ground floor ridge will be lower than the existing ridges and the eaves will be at the same height as the existing sunroom flat roof and lower than the eaves generally on the main body of the house.
- 5.16. New and enlarged windows/doors are shown on the front and side elevations and affect the drawing room, master bedroom and attic bedroom.
- 5.17. Replacement windows and doors within existing openings are shown to the dining room and the attic floor staircase. These will be painted timber and in a Georgian style, and will replace white UPVC doors and windows.

5.18. Scale

- 5.19. The changes described above will result in an uplift in the floor space of the existing accommodation of 16%. The habitable floor area of the existing dwelling is 402 sq m and that of the proposed is 467 sq m.
- 5.20. The increase in floor area on the ground floor area is 65 sq m

5.21. Appearance

- 5.22. The front elevation is flat with irregular window openings and with a simple pitched and gabled roof over. The proposal adds two sash windows and a casement window in a lead flat roofed dormer at attic level, with all to match the existing. Also shown are two sets of shutters, similar to the existing faux 'shuttered windows'. These shutters will be fixed to the surface of the wall, as the existing are, and with the proposed new window openings and dormer complete the rhythm of window openings in this Georgian style façade and will give a more attractive and harmonious appearance whilst also benefitting the rooms with more light and views.
- 5.23. The three storeyed gable façade on the garden side elevation contains irregular and poorly proportioned openings. The proposals will benefit from enlarged window and door openings with similar proportions to the original Victorian openings, to improve the aesthetics.
- 5.24. The existing white UPVC doors to the dining room and window to the attic stairs will be replaced by painted timber.
- 5.25. The two storey extension part will infill the cut-out that was created when the original rear wing was partly demolished in the 1930s. The pitched roof over will be hipped and will be continuous with the existing roof form. The ground floor part of this extension will be mostly glazed on two sides, whilst on the first floor there will be a small window to the ensuite.
- 5.26. The roof over the single storey kitchen extension will be pitched and hipped apart from the elevation facing the garden, where French doors will open out onto a terrace and a small feature oval window will sit in the gable.
- 5.27. The kitchen extension roof will sit lower than the roof to the main body of the existing house, with the lower ridge and eaves levels ensuring that the overall form is subservient to the existing house. The ridge and pitched roof form runs parallel with the rear elevation façade, which means that the roof slope comes up against the wall at a lower level and this allows for the landing window to be retained with only slight alteration to the cill level.
- 5.28. A hipped roof replaces the ugly flat roof over the existing sunroom, to improve the appearance and give consistency. A partly glazed bay window to the kitchen office with its hipped roof over sits lower than the rest of the kitchen extension, and is a continuation of the stepping down of volume, from the front elevation to the rear.
- 5.29. The intention is to have a chimney with a similar form to the existing on the main roof.

5.30. The changes to the appearance on the Wield Road side are minimal, with a pitched and hipped roof being built over the existing flat roof to improve the appearance and durability of the roof. The eaves are at the same level as the existing.

5.31. Materials

5.32. The materials will be to match the existing, with white painted render under a natural slate roof with dark grey terracotta ridge and hip tiles. New windows and doors will be painted timber to match the existing.

5.33. Landscaping and Arboricultural Considerations

5.34. The development can be carried out without having a detrimental impact on the existing landscaping features and trees, and this is why a tree survey or arboricultural assessment report have not been submitted as part of this application.

5.35. Access & Parking

5.36. The existing vehicular access from Common Hill is deemed appropriate and is to remain as existing.

6. POLICY CONSIDERATIONS

- 6.1. The site is located in East Hampshire District and outside the South Downs National Park. It is within the settlement boundary of Medstead.
- 6.2. East Hampshire District Councils supplementary planning document 'Residential Extensions & Householder Development' is relevant to this application. This document elaborates upon policies in the Development Plan, in this instance the East Hampshire District Local Plan: Joint Core Strategy (JCS) 2011-2028 (adopted in June 2014). SPDs are one of the material considerations that can be taken into account when determining a planning application.
- 6.3. This SPD supports and helps to interpret East Hampshire District Council's design policies in its JCS, as these apply to residential extensions and other householder developments. The SPD elaborates upon aspects of the following East Hampshire District Joint Core Strategy Policies:
 - Policy CP27: Pollution
 - Policy CP29: Design
- 6.4. The Planning and Compulsory Purchase Act 2004 requires local planning authorities and all other relevant parties to exercise their functions "with the objective of contributing to the achievement of sustainable development". The National Planning Policy Framework (NPPF) expresses the Government's view of what sustainable development means for the practice of the planning system in England. The NPPF makes clear that sustainable development involves replacing poor design with better design (paragraph 9), whilst seeking to secure a high quality design and a good standard of amenity is identified as one of the Government's core planning principles (paragraph 17).
- 6.5. Policies CP27 (Pollution) and CP29 (Design) of the Council's JCS highlight the importance of ensuring that for new extensions, annexes, garages or boundaries:
 - the occupiers of neighbouring properties are not adversely affected by poorly-positioned new buildings, extensions or boundary treatments (Policy CP27);
 - the design and layout of new buildings or extensions are appropriate to their settings in terms of the scale, height, massing and density of development; and in terms of their relationships to adjoining buildings, spaces around buildings and landscape features (Policy CP29);
 - new buildings, extensions or boundaries make a positive contribution to the local area by the use of good quality materials (criterion e), Policy CP29)
- 6.6. We submit that the proposals are in-keeping with and subservient to the original house and this has been achieved by:

- positioning the ridge and eaves of the extension at a lower height than the ridge and eaves of the existing dwelling;
- setting the extension back from the side elevation;
- respecting the existing fenestration and “solid-to-void” ratio on the elevations;
- using building materials and finishes that are similar in colour, appearance and texture to those of the existing dwelling.

6.7. We submit that the proposal would accord with East Hampshire District Joint Core Strategy Policies CP27 and CP29. The proposed extension should be considered to be acceptable as it would be in scale and character with the dwelling, would not detract from the character and appearance of the broader setting, would not have an unacceptable impact on the amenities of neighbouring properties and would not have an adverse effect on the safety and function of the highway network. As such, the proposal is in compliance with the relevant planning policies.

7. ARCHAEOLOGY

7.1. There is no known archaeology on the site and the land is not designated as an area of Archaeological Importance or Potential. Accordingly, it is not considered that the development will affect any potential Heritage Assets below the ground level.

8. BIODIVERSITY & ECOLOGY

8.1. The roof is recently laid to slate and concrete tile with breathable felt underlay. The first floor bedroom roof, on to which the extension containing the ensuite connects, as well as the second floor attic bedroom, have a skeliling profile internally, meaning there is no significant or accessible attic void suitable for a bat roost. The scope of the works is not anticipated to adversely affect any bat roosts.

8.2. Refer also to the submitted biodiversity checklist.

9. ECOSYSTEM SERVICES ACTIONS TO BE CARRIED OUT

9.1. Rainwater from the extension will be collected and used for watering the garden.

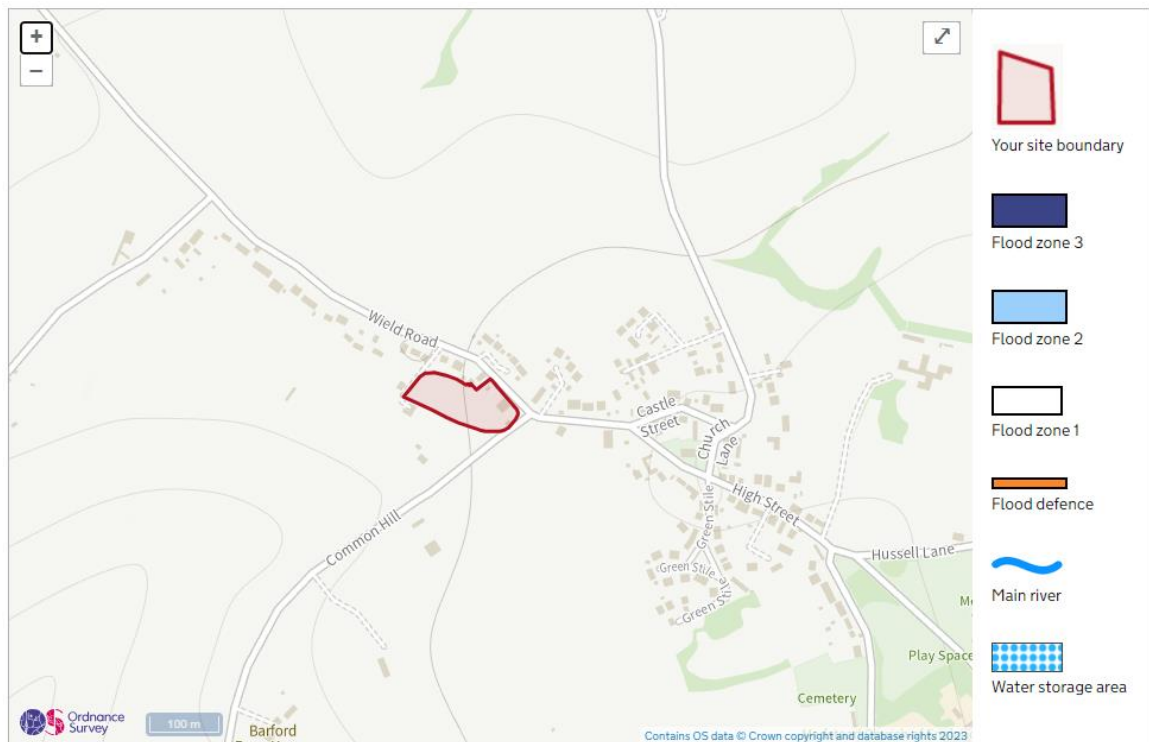
9.2. Plant wild/nectar rich flowers and grasses will be planted within the gardens

9.3. The proposal will include nesting boxes for birds

9.4. Create new wildlife habitat by creating a log pile.

10. FLOOD RISK

10.1. The site is not within a flood risk zone



Extract from the Environment Agency Flood Map for Planning

11. FOUL DRAINAGE

11.1. The site will continue to be served by a septic tank

12. SOILS MANAGEMENT PLAN

12.1. Where topsoil is affected by the works this will be scrapped back and redistributed on site or used in flower beds in order to reduce works traffic. Where subsoil is affected by the works the material will be used for backfill wherever possible and any surplus will be removed from site via a licensed spoil removal company either by skip or a muck-away lorry. The building foundations are likely to be traditional strip foundations.

13. COMMUNITY INFRASTRUCTURE LEVY

13.1. The Form 1: CIL Additional Information, has been submitted as part of the application. The development is not CIL liable as the development is under 100m² gross internal area.

14. SUMMARY

14.1. Having regard to the information contained within this statement it is the case that the application proposes sympathetic and appropriate extensions to the dwelling within the context of the village and the wider context.

14.2. We submit that the proposal is in compliance with the relevant policies of the East Hampshire District.