



Bourne Valley Associates Ltd

**Planning Statement to support a
householder planning application for**

A

detached two storey garage building

At

**The Barn, Egbury Road, St Mary Bourne,
Andover, Hants, SP11 6DQ**

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Issue 1

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1. Introduction

This Statement accompanies and supports a householder planning application made to Basingstoke and Deane Borough Council. The application relates to a proposed two storey garage building at The Barn in St Mary Bourne near Andover. The application is submitted by Bourne Valley Associates, acting as agent on behalf of Mr & Mrs Mattison, who are the owners and occupiers of the property.

The concept of the proposal is for a detached garage building for external storage/cars and a gym to provide more functional/comfortable living accommodation.

2. Site Context

2.1. The Character of the Area

The application site lies within the AONB. It is located outside the settlement boundary, therefore within defined countryside in accordance with the Basingstoke and Dean Borough Council adopted Local Plan 2011-2029. The site is within a rural lane outside the village boundaries of St Mary Bourne, a village between Andover and Whitchurch in Hampshire.

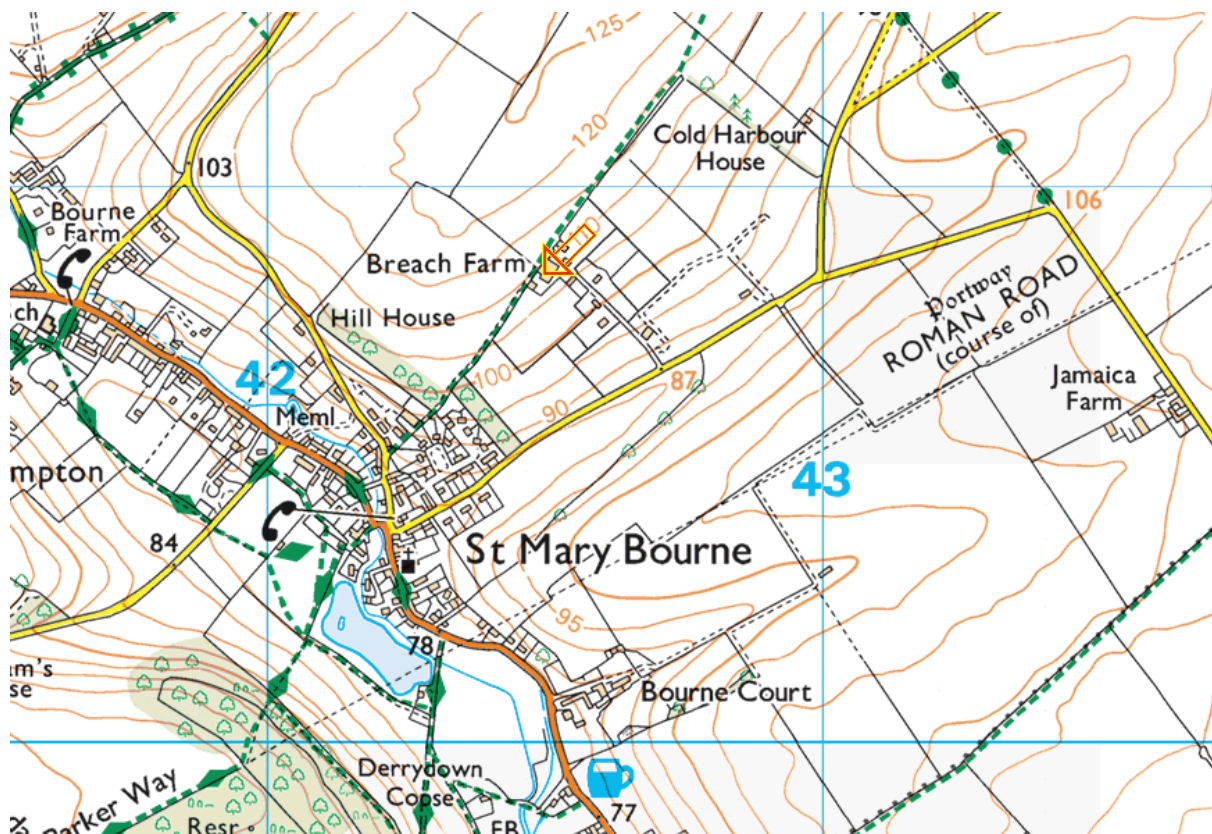


Figure 1 Location Map

The arrow in Figure 1 shows the application site, but the location plan for the proposal is formally submitted as Drawing 04530-00-A, Sheet 01. The site is bounded by a footpath to the northwest which runs from the village of St Mary Bourne into the rural area.

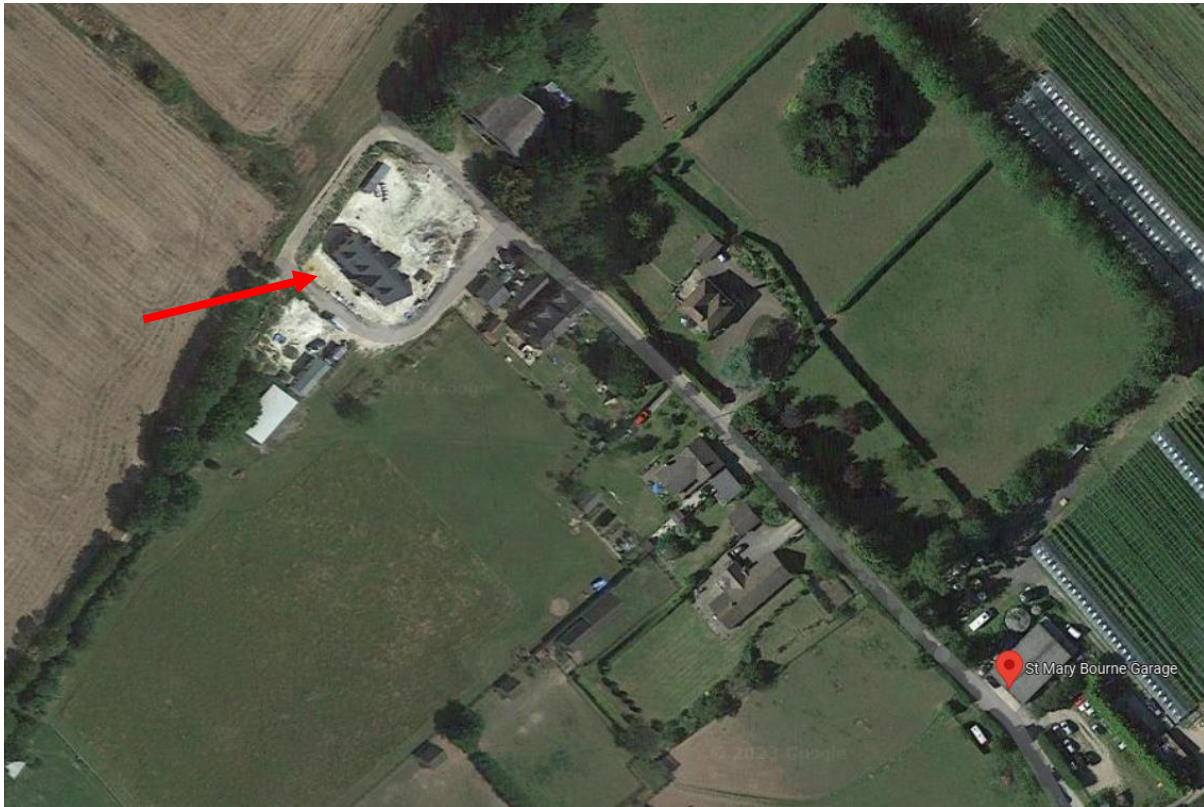


Figure 2 Geographical context of the application site

The newly built detached dwelling is visible within the aerial photograph, highlighted with the red arrow. There is a footpath which runs along the site boundary, however due to the treed nature of the public right of way views will therefore be limited until within close proximity of the site, longer range views from the public realm will be limited.

2.2. Relevant Planning History

- 18/02135/FUL | Erection of 1 No. 4 bed dwelling following demolition of B8 storage unit | Breach Farm Egbury Road St Mary Bourne SP11 6DQ

Neighbouring dwelling:

- 17/02489/FUL | Erection of 1 no. 3 bed dwelling following demolition of existing light industrial commercial use workshops | Barn At Breach Farm, Egbury Road, St Mary Bourne, Andover, Hampshire, SP11 6DQ

2.3. The existing property and need for the development

The property is a new build detached two storey dwelling, within a rural area. There are grassed fields to the rear of the site which lead into open countryside. The dwelling and surrounding area are within the AONB.

The applicant requires additional accommodation for the undercover storage of his cars, and outside/garden related items as well as space for gym equipment.



3. Landscape Assessment

The site is set in a rural landscape however it is seen in the context of the surrounding pattern of development which includes residential dwellings sited along with agricultural looking barns. To the northwest of the application site lies a public right of way, footpath No.29 which forms the boundary to the site and leads to the centre of St Mary Bourne. The site currently forms a detached dwelling, with another dwelling under construction to the south-west. It is considered that the proposed garage would not be detrimental to the landscape character of the area as it will be an ancillary addition to an existing residential dwelling. The proposed garage is to be of split level construction similar to the existing dwelling, utilising the change in levels within the site. Also, the material choice proposed would be in keeping with the existing dwelling and rural area. The addition of an appropriately designed building of a smaller scale would not give rise to detrimental harm on the landscape character of the area and would preserve the AONB. It is acknowledged that the experience of the footpath would be different for users, however the principle of a dwelling has already been established so an additional ancillary residential building would not be harmful.

The height, scale, design and use of traditional building form and materials would respond to the local vernacular and would introduce an additional ancillary built form to a well-designed form of development.



Figure 3 - Front Elevations of The Barn



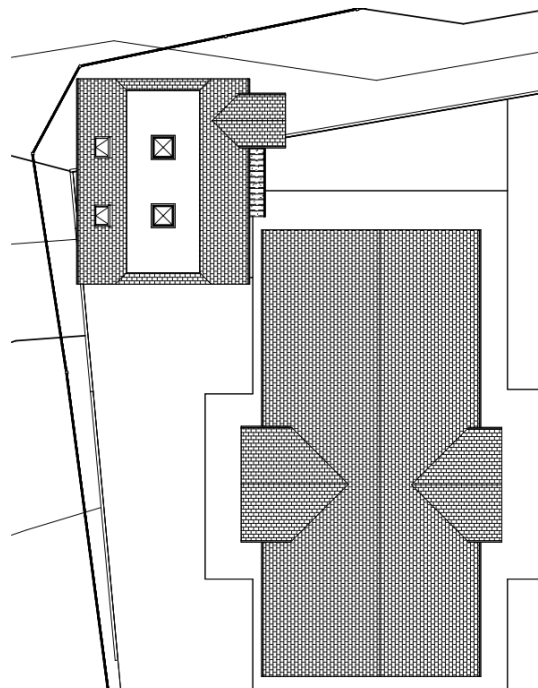
Figure 4 - Photograph of the front/side elevations

4. Design

4.1. Development Concept and Layout

Figure 3 & 4 show the existing property, as is also shown in the floor plan and elevations Drawing 04530-01 Sheet 01 and 02. As can be seen, The Barn is newly built, with the neighbouring property under construction.

Figure 5 - Proposed site plan





The concept has been explained above, and it will lead to a house with additional accommodation within an external garage building. The creation of the garage would create an undercover space for the family's cars and an area for a gym. The garage needs to be two storey for the family's needs, however the design reflects the existing dwelling and is subservient in terms of being an appropriate design and scale. The works will be undertaken with high-quality materials that match those of the present property.

4.2. Amount and Scale

Details of the changes proposed can be seen by comparing the Existing Floor Plans and Elevations shown in Drawing 04530-01, Sheet 01 and 02, with the Proposed Elevations and Floor Plans 04530-01, Sheet 03, and 04.



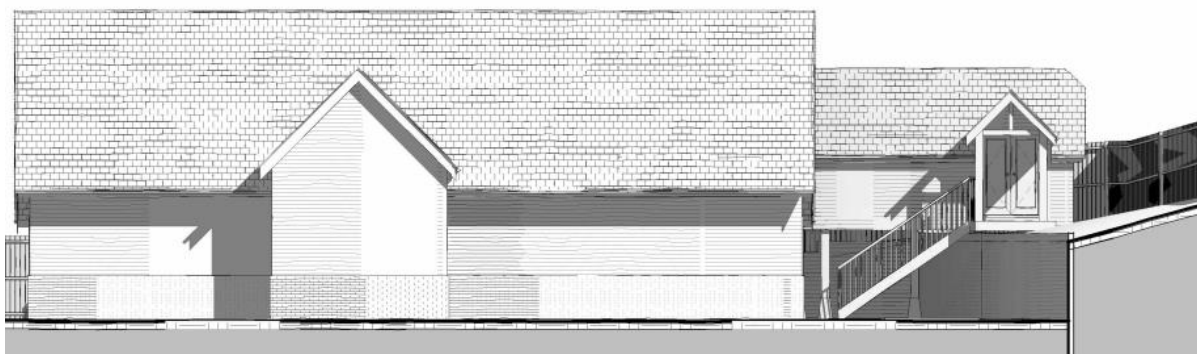
Figure 6 - Proposed Site Elevations

The addition of the garage building would result in an additional 53m² at first floor. The garage will be to the side/front of the property and lower than the existing dwellings ridge height to ensure it is subservient from the front elevation.

The size is in proportion, creating a structure which would give the perception that this garage is the subservient building with the main dwelling being the focal element.

4.3. Appearance and Impact on the Character of the Area

Care has been taken in the design of the proposal to set the garage down from the main dwellings height to achieve subservience to the main dwelling. The garage can be considered to respect the host dwelling as it will not be unduly prominent within the street scene.



East - Proposed

Figure 7 - Proposed Site Elevations

The fact that the garage building will not facilitate the need for any tree or hedgerow removal means that no other environmental issues will arise, and existing connections to drainage measures would be utilised. There will be parking available in the garage for 2 cars, and one additional space will remain on the drive. There will not be a need to provide any additional parking spaces as the number of bedrooms is not proposed to increase. The property will remain a 4 bedroom property with 3 off road parking spaces available, and therefore in accordance with the parking standards. The property benefits from a well-designed access onto a private drive at present.

4.4. Effect on Amenity of Neighbouring Properties

Breach Farm Cottages are a pair of semi-detached properties to the south east of The Barn. 'The Barn' dwelling will be between these cottages and the proposed garage building, so it will not be highly visible.

There is a dwelling under construction (permitted by application 17/02489/FUL). It will be the North-East elevation of this new dwelling that will face the west elevation of the proposed garage. This elevation has velux windows proposed, however they will be roof windows with a view of sky and no overlooking will occur.

It is considered that the nature of the proposal, and the distance between the neighbouring properties is such that their amenity would be maintained to an acceptable level. The distance between the proposed garage and the neighbouring properties is such that no overshadowing or overlooking would result. The proposal can be considered to be in accordance with Basingstoke and Deane Local Plan Policy EM10 and the Residential Amenity Design Guidance in the Basingstoke and Deane Design and Sustainability SPD.



5. Planning Policy

5.1. Introduction

This part of the planning statement seeks to review whether the proposals of the planning application accord with policy. Under the “plan-led” approach of the English planning system, proposals should accord with the development plan, which encapsulates policy from governmental through to site specific level. Proposals must be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, there is an examination of the implications of Government policy, specifically through its National Planning Policy Framework; and to local policy, both statutory and non-statutory. The statement considers how development proposals either accord with policy or there is a justifiable exception to policy. In this case, the local authority is Basingstoke and Dean Borough Council, the adopted Local Plan, covering the period from 2011 to 2029 is the principal policy document for determining planning applications.

5.2. National Planning Policy Framework

In September 2023, the Government published its revised National Planning Policy Framework (NPPF), which sets out the Government’s policies for England and how it expects them to be applied. This section of the statement sets out elements of the NPPF pertinent to this application, and considers whether the proposals are consistent with the document and its principles.

For decision-taking this means:

Achieving sustainable development

At paragraph 11, the document states, for decision-taking situations such as this:

*“c) approving development proposals that accord with an up-to-date development plan without delay;
or*

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. 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.”

An objective of the submitted proposals is to make the operation of the garage sustainable in terms of energy conservation through the means of construction. The development accords with up to date local policy.

Achieving well-designed places

The revised NPPF has a specific section on good design – Paragraph 127 includes the following:

“Planning policies and decisions should ensure that developments:



a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and..."

This is a key element of the NPPF in relation to this proposal. The proposals enhance sustainability and would be consistent with “*built environment and landscape setting*” (here - the character of the AONB). The proposal consists of a sensitively designed scheme taking into account the design qualities of the host dwelling and reflecting these within the garage materials and design.

We have also taken account of other design advice provided in the NPPF. For example, we consider that the development will be “*visually attractive as a result of good architecture, layout and appropriate and effective landscaping.*” Thus, the character of the existing dwelling will be retained, and the spatial relationship between other buildings along the lane are not lost through this proposal.

There is also advice on form, scale and materials, and we consider that we have followed such guidance, so that the development is not out of scale in terms of mass nor height and uses materials that are regularly employed in the area. The NPPF makes important comments about impacts of new development on the street scene, and that issue is important here, but it should be noted that there are limited long-distance views of the site from any public vantage points. There would be no harmful impact on the street scene. Accordingly, we believe that the proposals are in line with the revised NPPF.

5.3. Local Planning Policy

Within Basingstoke and Dean Borough Council, the adopted Local Plan, covering the period from 2011 to 2029 is the most weighty planning policy document. This site is set in the defined countryside.

The central policy is that giving a presumption in favour of sustainable development (Policy SD1), and we argue that this development would be sustainable and not lead to any significant adverse impacts that would outweigh benefits.

5.3.1. Design

The main policy on design is contained in Policy EM10 - Delivering High Quality Development. Many of its criteria are not relevant to the construction of domestic additions, but it does include a list of relevant criteria, as follows:



“2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:

a) Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate; The local distinctiveness is provided by the topography and vegetation, which is not materially affected by these proposals.

b) Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD; Referred to above.

c) Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets; The design and scale of both the host dwelling and neighbours have been carefully considered. The materials of the existing property will be matched in the new garage;

d) Are visually attractive as a result of good architecture; The existing design form has been reflected in the garage design;

e) Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; These already exist. and

f) Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.” Not relevant – adequate facilities already exist.

For reasons stated above we believe the design is in accordance with these principles.

5.3.2. Landscape

The key policy on landscape is EM1. In its introduction, it states:

“Policy EM1 – Landscape

Development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned. Development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected.”

In this report we have sought to demonstrate that the impact on the character of the local area which has AONB status, albeit sensitive, will be minimal, so that its landscape character would be safeguarded.

Accordingly, we argue that the proposals comply with both national and local policy.



5.3.3. Design and Sustainability SPD

Section 11 of the SPD sets out the design principles for extensions.

‘Extensions to the rear of a property are the least likely to have a major impact on the house, the neighbours and the surrounding area’.

‘Pitched roofs are preferable and should be to the same pitch as the main roof. Two storey extensions should nearly always have pitched roofs, the only exception being where it is part of a high-quality contemporary extension which sites comfortably in the street scene.’

We have taken the design approach to providing the level of accommodation required in the most sensitive manner, following the principles within the SPD guidance.

St Mary Bourne Parish Neighbourhood Plan 2016-2029

Policy P5 (Environmental Factors) Policy P7 (Design Requirements)

Similar to these aims, guidance note 3 of the St Mary Bourne Village Design Statement seeks to ensure the following:

- The need to respect the rural character and traditional building characteristics - Seek to improve the setting of the village - It is essential to protect and maintain the existing rural landscape - Limited sensitive redevelopment of previously developed land is supported - Development should reflect the essential character of the locality, established by the size, scale, density and design of the surrounding buildings and should utilise materials to reflect traditional colour and texture - It is important to ensure that the new development does not have a detrimental impact on the character of the AONB - New development needs to afford sufficient space for extensive planting of native trees and shrubs and views through to the countryside behind - Buildings in the area are of varying styles and ages - Roofs tend to be hipped or half hipped, and commonly are 'broken by dormer windows', while roof materials are generally orange/red plain tiles, slate or thatch.

With regards to the development respecting the rural character of the area in terms of their size, scale and building characteristics and maintaining the existing rural landscape, the proposed size, siting and design of the garage should be considered to be appropriate and would not dominate or detract from the visual amenities of the area, or character and appearance of the surrounding area and would conserve the special qualities of the AONB landscape. As such the proposal complies with Policy P01 of the SMBNP and Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

It is considered that the proposed design would accord with the village design statement as set out above.

6. Conclusion

This proposal seeks to provide additional living accommodation for the applicant to use as a gym, as well as providing covered storage for cars and garden related paraphernalia.

It seeks to enhance the existing dwelling without harming its existing character. The works can be achieved without requiring any hedgerow or tree removal. It would create a building form whereby



the new development is to the side/front of the main dwelling, reading the garage as a subservient, edition to the property whilst reflecting the host dwellings design detailing.

Accordingly, the revised form of the dwelling would not be regarded as damaging the character of the AONB. The garage will not conflict with landscape or other planning policies. Overall, the development would accord with policy and would constitute sustainable development.

We look forward to receiving your approval for this proposal, which would have social and economic advantages without any environmental disadvantages.