



## HURST LODGE, KING LANE, OVER WALLOP SO20 8JQ

**Raise the roof and provide dormer windows to part of the existing house to improve the existing attic accommodation. Construct a single storey rear extension to the kitchen. Provide a porch to the front door. Raise the roof and extend the existing garage building to provide a home office / studio and guest bedroom accommodation.**

### Supporting statement

---

#### 1.00 INTRODUCTION

---

Hurst Lodge is a modern house constructed in the 1970s or 80s in the countryside, on the edge of the village of Over Wallop. It is a substantial house, with garaging, stabling and other outbuildings forming part of a smallholding. There are other properties some distance away to the North and South. The site is well screened by mature trees and high hedging and is surrounded by fields.

#### 2.00 PLANNING BACKGROUND AND RELEVANT POLICY

---

##### **National Planning Policy Framework.**

The National Planning Policy Framework (NPPF) makes clear that there should be a presumption in favour of sustainable development for every decision and that the LPA should take a positive and creative approach to development.

The NPPF also makes clear that good design is a key aspect of sustainable development as it creates better places in which to live and work. Planning decisions should ensure, amongst others that designs are visually attractive, sympathetic to local character and history and which create places that are safe, inclusive and accessible and which promote health and well being.

##### **Local Development Plan**

The property is outside the settlement boundary and outside the conservation area. The relevant Local Plan policies are:

Policy Com 11- *In the countryside proposals for the extension of existing dwellings or the creation and extension of ancillary domestic buildings will be permitted provided that:*

- a) it is not used for any other purpose other than the incidental enjoyment of the existing dwelling or as a residential annexe to the dwelling;*
- b) the size and design of the proposal would not be more visually intrusive in the landscape; and*
- c) the design of the proposal is in keeping with the existing dwelling.*



Policy E1 – *Development will be permitted if it is of a high quality in terms of design and local distinctiveness. To achieve this development should integrate, respect and complement the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles.*

*Extensions or alterations can have a cumulative impact on the character of the area and can overwhelm an existing building to the extent that its original character and symmetry is significantly eroded. To minimise this, the proposal would need to be subsidiary to the original building and not dominate in scale.*

Policy E2 – *To ensure the protection, conservation and enhancement of the landscape of the Borough development will be permitted provided that:*

- a) it does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located;*
- b) it is designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced;*
- c) the existing and proposed landscaping and landscape features enable it to positively integrate into the landscape character of the area;*

Policy E5 – *Development in the Borough that will conserve, and where possible restore and / or enhance biodiversity will be permitted.*

Policy T2 – *Parking Standards*

### **3.00 PLANNING HISTORY**

---

**TVN03833.2** Erection of stables, garden store and garages

**15.01322.FULLN** Erection of ancillary outbuilding to provide activity room

**11.01522.FULLN** Outdoor horse riding arena.

### **4.00 DESIGN PROPOSALS**

---

The house and garage block are set well back into the site. In front of the house and garage is a large parking area bounded by lawn, mature trees, high hedging and shrubs with a gravel drive leading to the road.

The main house is built of attractive brickwork under interlocking concrete tiles. The house consists of a two storey block at the west end, with a one and a half storey middle block incorporating a 'room in the roof' with rooflights, and a single storey block on the east side which incorporates a double garage and utility area.

The attic room has a low ceiling height and is poorly insulated. It is currently used as a work room. The remaining bedrooms are surprisingly cramped for a house of this size, with only one bathroom shared between 3 / 4 bedrooms.

The applicants wish to improve the bedroom accommodation by increasing the height of the middle block to create a master bedroom suite. By relocating the staircase the existing bedroom accommodation can also be enlarged. The total number of bedrooms is not increased.

As part of this work it is intended to fully insulate the roof and replace the roof coverings with natural slate. This traditional material will improve the appearance of the building while the insulation will improve the long term sustainability of the building.

To the rear of the building, on the south side, it is intended to form a single storey orangery style extension to enlarge the existing kitchen / dining room. This is a traditional form of extending houses and will be in materials to match the existing building.

Various alterations to the internal layout are also proposed which are not subject to planning consent.

The garage is on the west side of the drive, traditionally designed with part brick, part timber weatherboarded walls under a natural slate roof.

The proposal is to increase the height of the existing attic store room roof to provide ancillary 'room in the roof' accommodation. This will primarily be used as a home office, as both Mr and Mrs Uloth work from home. The building will be extended to the south to provide a decked terrace with external stairs.

The building will therefore be lengthened by 2.1 metres, and increased in height by 0.85 metres.

On the west side, facing the drive and main house, the rooms will be lit with conservation rooflights to maintain a strongly agricultural flavour to the building. On the south side, the timber framed balcony will overlook the garden and fields to the east. There will be no impact on the amenity of any other dwellings to the south as the site is well screened by trees, and the nearest houses are over 150 metres away. The east side has a gabled end to permit sufficient height for a glazed entrance doorway. Overall the changes to the building respect its agricultural design using the same palette of materials.

The neutral colour of the materials and the traditional design of the extensions to the buildings complement the existing buildings and are subsidiary in height to the main house.

Overall the proposals make little change to the wider landscape and therefore conserve and protect the landscape character of the area.

## **5.00 ECOLOGY**

---

Bats have been found to use the stable building and main house and therefore an ecology report is included with this application which provides details of the mitigation and enhancement strategy.

## **6.00 CONCLUSION**

---

The extensions and alterations will not intrude visually into the rural character of the area due to their simple design, use of traditional, neutrally coloured materials and the existing mature boundary hedging and trees which provides containment. The existing access and parking arrangements will not be affected.

November 2023



Front (North) elevation of house



Front (West) elevation of adjacent garage



Garden (South) view of the house



North elevation of the stables behind the garage block