

PROPOSED EXTENSION

**WEIR COTTAGE
17 BARTONS ROAD
FORDINGBRIDGE
SP6 1JD**



Weir Cottage viewed from Bartons Road

December 2023

1.00 – Brief Description

Weir Cottage is a thatched two storey property situated along Bartons Road which runs between Shaftesbury Street, to the south and Lower Bartons / Parsonage Close to the north.

Weir Cottage is bounded by a neighbour each side, to the north and south (i.e. numbers 15 and 19 Bartons Road) and opposite, to the east lies Fordingbridge Surgery.

To the west lies Sweatford Water, albeit on a much lower level than Weir Cottage.

The property has a high degree of seclusion at the rear and neither overlooks or is overlooked by its neighbours.

2.00 – Planning History / Building Status

Planning History

The planning history is limited to one application as follows;

- Two storey outbuilding – use of part as ancillary accommodation

This application was approved with conditions on 20 September 2007 – ref / 07 /89768

A pre-application submission for the current proposal was submitted earlier this year,

Ref ENQ/23/20266 and the comments were taken into account for the formal planning application now submitted;

Building Status

The property is not

- Listed
- In an Area of Outstanding Natural Beauty

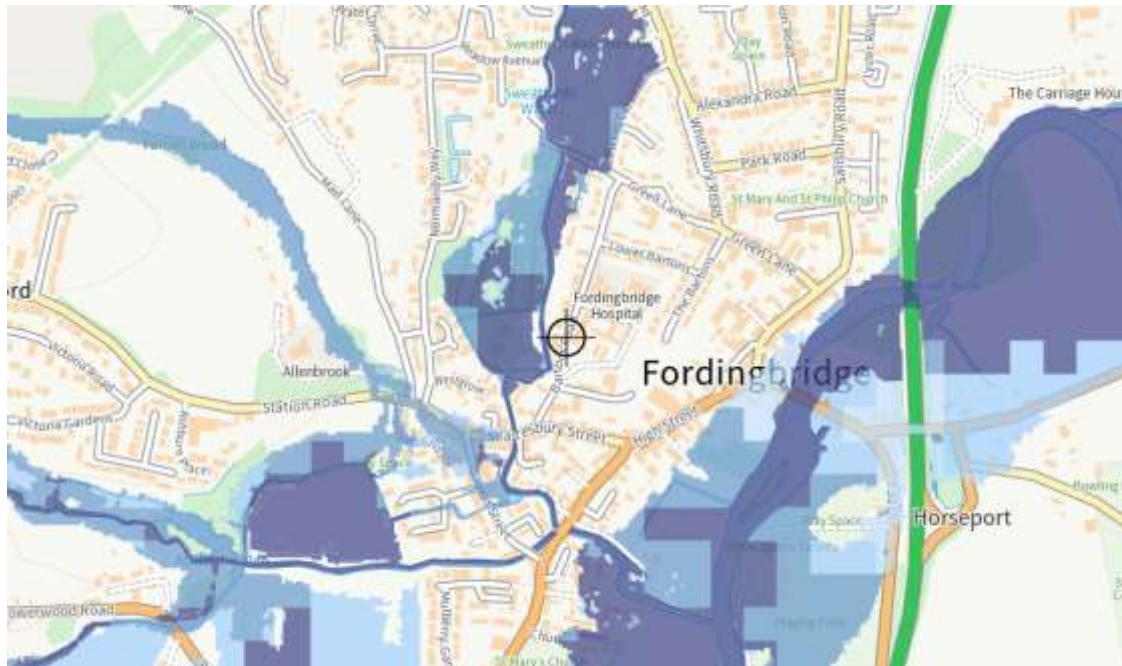
The property is

- Within a Conservation Area

The application site is described on the Environment Agency website as being in Flood Zone 3, which suggests a high probability of flooding;

However, the risk of flooding is to the west of Sweatford Water rather than the east where ground levels dictate that flood risk is minimal due to the fact the ground is much higher and any flooding is limited to the lower garden area, many feet below the finished floor levels of the houses. The land to the west of Sweatford Water falls away sharply and it can only flood away from the properties as a result. There are residents who have lived in the street for many decades in which time there has not been any flooding of the properties, demonstrating that the risk in the immediate vicinity is low.

The map below clarifies this as the risk is to the west of Sweatford Water.



3.00 – Proposal

The proposal is for a two storey extension to the rear of the property to improve the ground floor living area and the first floor bedroom space.

A pre-application submission was made earlier in the year and various comments made by the local authority conservation officer, particularly the roof finish and dormer design, have been taken into account and incorporated within the revised scheme, subject of this formal planning application.



Rear of Weir Cottage

4.00 – Design

The design aims to match existing materials in terms of roof finish (thatch), walls (render / timber cladding) and timber windows.

The design is unapologetically ‘traditional’ using matching materials and traditional detailing to blend in with the existing property and harmonise with the surroundings and conservation area.

Consideration has been given to neighbouring properties and the design ensures there the new extension does not overlook adjoining properties.

5.00 – Access

The proposal seeks to use the existing access to the site from Bartons Road and therefore there will be no change to the existing vehicular and pedestrian access to the property. There is parking available for 4 cars or more so the property is well served in this respect.

6.00 – Energy and Resources

The following are the criteria, which have been applied to this particular design to comply with the government’s planning policy statement on renewables and to create a sustainable development:

Passive Solar Design – Orientation the installation of new windows and glazed doors will ensure that natural light enters the internal space and these will diminish the need for artificial lighting. New lighting will utilise LED technology for its improved energy efficiency.

Any demolition materials from the existing site, or other local sources will be used as hardcore for the new building wherever possible, in order to save on the need for unnecessary transport and landfill costs.

Labour Local labour will be used where possible in order to reduce travelling costs.

7.00 – Ecology

Trees

In order to facilitate the extension a tree will need to be removed.

Recent advice from the local authority states an application should be made for the removal of the tree and the applicant has submitted an application to this effect.

As a background, two tree officers from NFDC attended site in 2017 and considered the Ash tree not worthy of further protection by TPO owing to its limited amenity value and close proximity to buildings.

The tree in question has been shown on the site block plan.

Bats

The applicant instructed a Pre-Roost Assessment survey during the summer of this year which was carried out by:

KJF Consultancy Ltd, Hardys Cottage, 45 Gordon Road, Poole, BH12 1EB

Tel – 07763121432

Email – info@kjfconsultancy.com

The date of the survey was Friday August 18th and concluded that bats might be somewhere and therefore droppings were sent for DNA analysis and a further Dawn survey was undertaken on August 26th.

No bats were found to enter the property during this survey.

The results of the DNA tests were received on 18th September and KJF advised

‘DNA failed so no confirmed bat roost and no 2nd survey needed;

8.00 – Summary

The design takes account of points raised during the pre-application submission and care has been taken to ensure minimum impact upon the neighbouring properties and conservation area.

Note - This statement should be read in conjunction with the drawings of the existing and proposed floor plans and elevations