



Planning Statement

In respect of

Planning & Listed Building Consent for:

Demolition of existing extension and pool room and construction of a replacement two storey extension to the existing house

at

Heywoods Farm
Mill Lane
Stratfield Saye
RG7 2DG

On behalf of

Miranda Davis

USP1135

December 2023

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1 INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a planning and listed building application for the proposed demolition of the existing pool house and conservatory extensions to the listed dwelling and construction of a two storey extension at Heywoods Farm.
- 1.2 The proposal will be located in the same location as an existing conservatory and pool house, which were early 2000s additions to the property. Planning permission was approved in 2022 for the relocation of the swimming pool which was located to the south of the house. The proposals therefore seek to replace the associated extensions to this elevation and provide improved accommodation on a reduced footprint over two floors which better responds to and respects the listed dwelling.
- 1.3 The proposals have been developed with the input of a heritage and ecological consultant to ensure the plans address the heritage significance of the site, as well as the potential presence of bats. The ecological fieldwork has identified the potential for bats within the tile hanging to the southern elevation of the property which was installed in 2008. This tile hanging is to be removed and the proposals includes mitigation in terms of alternative roost locations to enhance the roosting opportunities.
- 1.4 This Planning Statement sets out the site and surrounding area, the planning history of the site, the key planning policies which the proposed development needs to be considered against and the principal planning considerations of the application.

2 SITE AND SURROUNDING AREA

- 2.1 Heywoods Farm is located within the Civil Parish of Stratfield Saye, Hampshire. The property comprises the Grade II listed dwelling of Heywoods Farm, the adjacent Heywoods Farm Cottage and associated residential curtilage. The site is located in the open countryside. The application site is located 1.8 miles east of Bramley and 5.5 miles north of Basingstoke.
- 2.2 The property is surrounded on all four sides by open countryside and fields. The closest residential dwellinghouse, The Well House (Grade II listed), lies approximately 390m to the north-west. Access to the site is taken from Great Dover Street to the west, with a private access road leading to the site.
- 2.3 Heywood Farm is Grade II listed (designated 17 October 1984). The Historic England list entry states:
- C17, C18. L-shaped block, with arms of each period. Two storeys, irregular fenestration. Tile roof, brick-moulded verge to gable, to which is attached a massive stack, with tapered weatherings behind stepped walling. Exposed framing, with brick infill and other walling in red brickwork of English bond, with some hood-moulds in the gable. Casements, large French windows and a ground-floor bay to the later wing. Later glazed porch set between existing and former stacks.*
- 2.4 Further details of the heritage context and significance of the site is contained within the Heritage Statement and Impact Assessment submitted with the application.
- 2.5 The application site is located in the countryside, with Heywood Farm Grade II listed. There are no ecological designations within the site and it is not located within a floodplain. There is a public right of way that runs north/south to the west of the site. Further information in respect of the ecological survey work, identification of potential protected species and proposed mitigation is set out in the Ecological Assessment submitted with the application.

3 PLANNING HISTORY

- 3.1 The property itself has been the subject of various planning and listed building applications for amendments and extensions.
- 3.2 In relation to the site, planning and listed building consents were granted in June 1988 for the addition of covered swimming pool and ancillary spaces (BDB/24597 and BDB/24598). Subsequently, planning and Listed building consents were approved in 2000 for a proposed new conservatory and alterations to pool changing room (BDB/47317 and BDB/47316) located to the southern elevation of the house.
- 3.3 Furthermore, listed building consent was granted in 2007 for tile hanging to south gable, adaptation of brick buttress, removal of brick slips and cement render to the external face of tie beam and extension of roof verge (BDB/66568). The proposal seeks to reverse these works and remove the tile hanging to this elevation.
- 3.4 Internally, listed building consent was approved in 1998 for internal alterations to the first floor (BDB/44104).
- 3.5 Planning and listed building consents were approved in 2010 for the erection of a part two storey, part single storey extension following demolition of existing single storey element to the northeast of the dwelling house. The consent included the installation of windows to the south elevation and alterations to existing windows (BDB/71784 & BDB/71783).
- 3.6 Most recently, planning permission was granted in 2022 for the removal of existing external swimming pool, which was located to the south of the dwelling, and construction of new replacement swimming pool with associated works and landscaping adjacent to the barn to the east of the dwelling (Ref: 22/02827/LBC).

4 PROPOSED DEVELOPMENT

- 4.1 The proposal is for the demolition of the existing side extension and pool room and construction of replacement two storey extension to the existing house. The proposed extension replaces existing single storey structures which were recently added to the property and extend beyond the side elevation of the current house. The existing structures were constructed as a pool room and conservatory in the late 1980s and 2000s respectively. These single storey elements are finished in timber and whilst not of a significant scale do not particularly relate to the form, appearance and materiality of the dwelling overall.
- 4.2 The proposed extension is located within the same location as the existing extensions to be demolished, but with a reduced footprint contained to the southern elevation and not protruding beyond the western elevation of the main house. The extension has been designed as a subordinate addition to the listed building, with a reduced eaves and ridge height, and set in from the principle elevations of the existing dwelling. The design enables the original building to be read, whilst providing a form, design and materials which are considered to respond appropriately to the existing listed building, but avoid replicating it.
- 4.3 The proposals requires some minor changes internally to enable suitable access and configuration with the new extension, however these are limited in nature and avoid any changes or impact on the post and beam arrangements in the rear elevation of the existing dwelling. The tile hanging to the southern elevation gable externally is to be removed, reversing the addition which was added in the 2007. Painting of the windows of the existing house is also proposed to be painted a darker colour to match those of the barn building adjacent.
- 4.4 Associated external works to better address the removal of the swimming pool to the south of the dwelling are proposed to respond more appropriately to the house and garden and provide new landscaping and planting associated with the extension.

5 DEVELOPMENT PLAN

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be considered in accordance with the statutory Development Plan and other material considerations.
- 5.2 The National Planning Policy Framework (NPPF), updated in 2023, forms the national planning policy guidance document, and is supported by the National Planning Practice Guidance, which is an online resource and are also material considerations.
- 5.3 The Development Plan for this site consists of the Basingstoke and Deane Local Plan, which was adopted in 2016.

National Planning Policy Framework (2023)

- 5.4 The Government's policies are set out within the National Planning Policy Framework (the Framework) revised September 2023, describing how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. Section 16 of the Framework gives specific advice in favour of conserving and enhancing the historic environment.
- 5.5 The NPPF includes a requirement on local planning authorities to plan positively for growth and identifies the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 sets out three overarching objectives related to economic, social and environment objectives.
- 5.6 Paragraph 119 states that planning policies and decision making should promote an effective use of land.
- 5.7 Paragraph 126 supports the creation of high quality, beautiful and sustainable buildings and place.

Local Plan (2016)

- 5.8 The relevant policies of the Local Plan and supplementary planning guidance are set out below:
- Policy EM1 – Landscape
 - Policy EM10 – Delivering High Quality Development
 - Policy EM11 – The Historic Environment

The Design and Sustainability SPD (2018)

- Section 11 – Extensions

The Heritage SPD (2019)

- Section 3 – Listed Buildings

6 PLANNING APPRAISAL

- 6.1 In this section, consideration is given to the key planning considerations associated with the demolition of the existing extensions and proposed replacement extension of Heywoods Farm.
- 6.2 **Policy EM1** of the Local Plan states “development will be permitted only where it can be demonstrated that the proposals are sympathetic to the character and visual quality of the area concerned”.
- 6.3 The proposed extension will be located to the south elevation of the current house, it replaces an existing single storey structure which extends beyond the western elevation of the farmhouse. The existing structure is finished in timber and whilst not of a significant scale does not particularly relate to the form and appearance of the dwelling overall. It is considered that in heritage terms the removal of these later extensions to the building does not remove any elements of historic interest or significance. The Heritage Statement confirms the removal of the current conservatory and pool house will have a ‘beneficial effect’ on the significance of Heywood Farmhouse.
- 6.4 The proposed extension is positioned in the same location as the existing extensions, however the proposals is of a reduced footprint compared to the existing conservatory and pool house which are to be removed.
- 6.5 The proposed form sits within the layout of the existing property and removes the current projection beyond the western elevation. The design and scale of the proposed extension provides a subordinate element to the original property, with a reduced eaves and ridge height, and with the elevations set in from elevations of the existing property. The proposed height sits comfortably against the existing form and takes account of the levels which step down to the rear. As a result the outline and envelope of the original dwelling can be clearly read and distinguished, with the proposal removing the protrusion beyond the western elevation whilst the overall built volume of is not increased compared with the existing property. The proposal is therefore in accordance with Principle LB03 of the Heritage SPD.
- 6.6 The site is screened from the public highway and neighbouring properties by significant mature tree planting. As such the proposal will not impact on the openness of the surrounding countryside, and will have no overlooking, loss of privacy, or overbearing impacts on the amenity of other occupiers.
- 6.7 **Policy EM10** requires high quality design in all new developments: ‘all development proposals will be required to respect the local environment and amenities of neighbouring properties’.
- 6.8 The design of the extension has taken account of the Heritage Impact Assessment and heritage advice in providing a form, scale and materials which respond appropriately to the existing building, whilst avoiding a replication and pastiche of the historic building. The extension provides a sensitive addition that neither dominates or detracts from the existing property, and delivers an improved appearance to the southern elevation.

- 6.9 The proposal complies with part 11.14 of the Design and Sustainability SPD which states design and style of an extension should respect the style and design of the original house and 11.15 which states the shape and style of the extension should be subservient to the original building.
- 6.10 The Heritage Statement confirms that the use of high-quality modern materials, which reference the historic materials of the existing building provide a clear separation of old and new and allow for an appreciation of the historic dwelling. The design and materials of the proposals are sympathetic to the character and visual quality of the area and comply with Policy EM1 of the Local Plan, the Design and Sustainability SPD and The Heritage SPD.
- 6.11 The high quality design and materials also complies with Section 11 of the Design and Sustainability SPD relates to Extensions. The proposed materials for the extension are in keeping with the rest of the building. This complies with Policy 11.49 of the Design and Sustainability SPD.
- 6.12 The proposal is located away from any existing trees and the proposal will have no impact on the health or condition of any existing trees. The associated works to the terraces, landscaping and new planting are considered to respond appropriately to the property, extension and existing changes in ground levels
- 6.13 As a result, the proposal is considered to accord with Policies EM1 and EM10 of the Local Plan and with the policies within the Design SPDs.

Existing and Proposed Images



- 6.14 **Policy EM11** is concerned with the historic environment. The Policy states 'all development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance'.
- 6.15 Heywoods Farm is a Grade II listed dwelling which has evolved over many hundreds of years. A dominant brick gable with a large chimney stack and brick detailing faces the access drive. The house extends to the south and east from the gable end in a more 'cottage' style. The exterior and interior of the house contains significant amount of timber framing. The kitchen wing has been restored during the last century and has a central post that is not original supporting the main floor beams. At this time, the utility room and east chimney were built. The chimney stack is a substantial symmetrical brick structure with windows set between twin stacks.

- 6.16 In more recent times, two further extensions have been built, one to the front to provide an entrance porch and cloakroom, and the other to the southern gable where a conservatory and pool room has been built. A new swimming pool has recently been added to the grounds of the property. The house has undergone significant change during its life and the history of change is part of the interest in the dwelling.
- 6.17 The proposed extension will use the existing ground floor opening, altering it from double doors to single door width and lowering the floor. One of the windows in the first floor extension will be altered to facilitate the insertion of a doorway. The Heritage Statement states, whilst the removal of the door, part of the historic fabric of the property will have an adverse effect, it is considered to be minor ensuring optimum function of the property. Further internal alterations are as a result able to be kept to a minimum and avoids any changes or impacts on the post and beam structure.
- 6.18 The proposed use of sympathetic materials is concluded to further reduce any proposed impacts of the development and the design has been carefully developed and the proposals comply with the expectations of Principle LB02 of The Heritage SPD which states proposals should respond sensitively to the design of the listed building in all aspects of the proposed design.
- 6.19 The Heritage Statement concludes:
- "When considering the impact of the proposal on Heywood Farmhouse, the removal of the existing conservatory extension, which makes a minor adverse contribution to the significance of the building, and the provision of the new well-designed, high-quality extension which is smaller in footprint and more in keeping with the context of the site, is considered overall to have a minor beneficial impact on the significance of Heywood Farmhouse. Therefore, the scheme is not considered to be in conflict with Section 16(2) of Planning (Listed Buildings & Conservation Areas) Act 1990."*
- 6.20 The proposed alterations to the Cottage will not cause unacceptable harm to the significance of Heywoods Farm and the Grade II listed dwelling, and is in accordance with Local Plan Policy EM11.
- 6.21 In terms of ecology following the review of the site by PlanEcology an assessment and review of the buildings for potential bat activity and roosts has been undertaken. This has confirmed that there is evidence of bat presence within three roosts which will be affected by the proposal.
- 6.22 The scheme includes proposed mitigation to address these roosts and deliver replacement bat roosting opportunities. This includes only removing tiles or roof materials around existing roosts in September / October or March / April to ensure that bats are active enough to move away from works and outside of the maternity period. On site inspections prior to works, supervision during works and precautionary working if bats are found during implementation. The proposal will include bat friendly roofing materials, the creation of additional bat access points (house bat tiles) and the addition of a squeeze box or maternity box to the retained loft space.
- 6.23 The proposed methods and timings of working, together with the mitigation to be delivered on site, will ensure minimal disturbance and appropriate replacement roosting opportunities

reinstating bat roosting areas and providing additional access points. A European Protected Species Licence (EPS) with Natural England (NE) will be secured before works proceed.

6.24 No other potential ecological potential has been identified in relation to the site or proposals.

7 CONCLUSION

- 7.1 The proposed development is the demolition of recent extensions to the southern elevation and provision of a replacement two storey extension in the same location, but on a substantially reduced footprint.
- 7.2 The demolition and replacement of these existing buildings is concluded to result in a beneficial impact to the listed building. A design approach has been taken which responds to the existing building and its architecture, and delivers a proposal which appropriately responds in terms of form, detailing, design and materials without replicating the original building. The design and materials respect the local environment and context of the site. The extension is of a high quality design that appropriately responds to the appearance and character of the listed building and to the rural character of the location.
- 7.3 The proposal will not result in any harm to the amenity of surrounding properties, does not impact on any existing trees and proposes enhanced landscaping and planting. The proposal includes appropriate mitigation and measures to sensitively address the existing roosts and provide replacement roosting areas and access points.
- 7.4 The proposal will deliver a building of improved appearance, condition and character within this rural countryside setting, and responds appropriate to the listed building in terms of design, form, scale and materials. The proposal will not have a harmful impact on views into or out of the countryside, or impact on its openness. As a result, the proposal accords with Policies EM1, EM10 and EM11 of the Local Plan.

