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Proposed Changes 1 & 2
The Lodge, Tostock

PREPARED FOR

Alexandra House Investments Ltd

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PREPARED BY

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1. INTRODUCTION

This report has been prepared on behalf of Alexandra House Investments to outline the facts considered relevant for the proposed changes to The Lodge 1 & 2, Tostock.

2. BACKGROUND

The dwellings known as 1 & 2 The Lodge, Tostock are currently utilised as two dwellings following permission being granted under reference DC/19/02088.

The Lodge is a grade II listed building, situated within the Tostock village conservation area.

A pre application was submitted to the LPA under reference DC/23/03338.

3. PROPOSAL

The proposal seeks to provide the below;

- Re instatement to one dwelling.
- 3 bay Cart lodge with log store incorporated.
- Movement of existing oil tanks.
- Sunroom to rear of property.
- Treatment of beams for deathwatch beetles.

4. PLANNING POLICY

National planning policy is contained within the NPPF as follows:-

“The purpose of the planning system is to contribute to the achievement of sustainable development.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) **an economic objective** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

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- b) **a social objective** – to support, strong vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing; and
- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 10 states that “So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

Local Planning Policy

Policy LP03 - Residential Extensions and Conversions

Proposals for extensions to existing dwellings or conversions of buildings to ancillary use within the curtilage of residential dwellings will be supported where they:

- a) *Incorporate a high standard of design which maintains or enhances the character and appearance of the buildings, street scene and surroundings;*
- b) *Will not result in over-development of the plot and will retain suitable amenity space. The cumulative effects of a number of extensions or conversions within the plot will be taken into account;*
- c) *Will not unacceptably affect the amenities of neighbouring occupiers; and*
- d) *Ensure sufficient parking spaces and turning spaces (where required) are retained or provided.*

Policy LP19 - The Historic Environment

1. *Where an application potentially affects heritage assets, the Councils will require the applicant to submit a heritage statement that describes the significance of any heritage asset that is affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact.*

2. *In addition, where an application potentially affects heritage assets of archaeological interest, the heritage statement must:*

- a) *Include an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person; and*
- b) *If relevant, demonstrate how preservation in situ of those archaeological assets can be achieved through the design of the development and safeguarding during construction.*

3. *The Councils will:*

- a. Support the re-use/ redevelopment of a heritage asset, including Heritage at Risk and assets outside settlement boundaries, where it would represent a viable use, and the proposal preserves the building, its setting and any features which form part of the building's special architectural or historic interest;*
- b. Support development proposals that contribute to local distinctiveness, respecting the built form and scale of the heritage asset, through the use of appropriate design and materials;*
- c. Support proposals to enhance the environmental performance of heritage assets, where the special characteristics of the heritage asset are safeguarded and a sensitive approach to design and specification ensures that the significance of the asset is sustained; and*
- d. Take account of the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.*

4. In order to safeguard and enhance the historic environment, the Councils will have regard (or special regard consistent with the Councils' statutory duties) where appropriate to the historic environment and take account of the contribution any designated or non-designated heritage assets make to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests and their significance, including consideration of any contribution made to that significance by their setting.

5. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will consider the extent of harm and significance of the asset in accordance with the relevant national policies. Harm to designated heritage assets (regardless of the level of harm) will require clear and convincing justification in line with the tests in the National Planning Policy Framework.

6. Proposals which potentially affect heritage assets should have regard to all relevant Historic England Advice and Guidance.

7. Where development is otherwise considered acceptable, planning conditions/obligations will be used to secure appropriate mitigation measures and if appropriate a programme of archaeological investigation, recording, reporting, archiving, publication, and community involvement; to advance public understanding of the significance of any heritage assets to be lost (wholly or in part); and to make this evidence and any archive generated publicly accessible.

5. PLANNING COMMENTS

The proposal seeks to reinstate the dwellings to a singular dwelling, alongside an extension to the rear for a sunroom and a two-bay garage with store. The proposal also seeks to remove the two existing oil tanks as indicated on the submitted plans and to change to just one oil tank located as shown on the submitted plan. Alongside the treatment of beams for deathwatch beetles.

Proposed Cart Lodge

The proposed Cart Lodge will be of timber construction with a brick plinth and tiled roof, the roof has been pitched in such a way to be sympathetic to the neighbouring barn in order to ensure no impact is had. The Cart Lodge will be 2 parking bays with a secure store as a third and will be single storey. Within the pre app the planning officer was in agreeance that the site was of suitable size and would be able to accommodate a Cart Lodge of this size and it would be in keeping with what would be expected to be seen of a dwelling of this nature.

Between the Cart lodge and the neighbouring barn there is a newly constructed fence that has been constructed by the barn's occupiers, as such creating a screen between the properties.

The submitted heritage report concluded that;

"The visual impact of the proposed cart shed on the setting of the barn may represent a modest improvement, helping to reassert the local vernacular building traditions and by adding some measure of group value, as well as improve the privacy and amenity of future occupants".

It concluded that there would be a positive impact upon the listed barn, it would also compliment the listed dwelling to have a cart lodge, as it to what would have been traditionally seen alongside a dwelling of this stature.

Sunroom

The proposed sunroom is to be brick built, with a tiled roof and timber joinery.

In order to ensure distinctiveness from the existing dwelling, and not to match the style of the existing dwelling. The sunroom will act in a way to break up the rear elevation that at current is very bland with few openings, it will utilise the existing rear door.

The submitted heritage report concluded that;

"The proposed garden room extension is to the rear of the property. It is comparatively modest in relation to the host building and sympathetically designed. The removal of the enclosure and the replacement relocation of the oil tank represents a beneficial impact. The extension is judged to be neutral in that there is no loss of historic fabric".

By having that clear distinctiveness from the host dwelling, it will not adversely affect the character of the property. It is not seen as overly large or over dominating on the plot and would compliment the host dwelling well.

Reinstatement to 1 Dwelling

The proposal to reinstate the dwelling to 2 dwellings, is seen as advantageous and would be seen as more suitable for the site to be one dwelling given the garden areas with both properties. In order to change to one dwelling, it would involve removing the modern inserted stud wall, as per the below extract from the Heritage Statement *“To achieve this would only require the reopening of a single doorway at ground level to link the properties (see figures 19 & 20). This is an historic opening which had been in filled with modern studwork. The intervention would not therefore result in the loss of any historic fabric.”*

Within the heritage report it details that *“The property is thought to have been divided into two dwellings in the late 20th century blocking up doorways which were created in the 16th and 17th century”*

The amendment would have little to no harm upon the property.

Movement of existing oil tanks

The proposal also includes the removal of the two existing oil tanks, both of these locations are shown on the submitted plan. These are located inside the outbuilding of no 1 and the oil tank for no 2 is at the rear of the property. The proposal is locating one new oil tank next to the proposed cart lodge as indicated on the submitted plan.

This change is seen something that essential to ensuring the efficient running of the property.

Treatment of beams for Deathwatch Beetles

The beams are currently affected by an active infestation of deathwatch beetles, the beams require to be sandblasted and treated in order to preserve the beams and ensure the longevity of the original beams. Evidence of this submitted within the heritage statement.

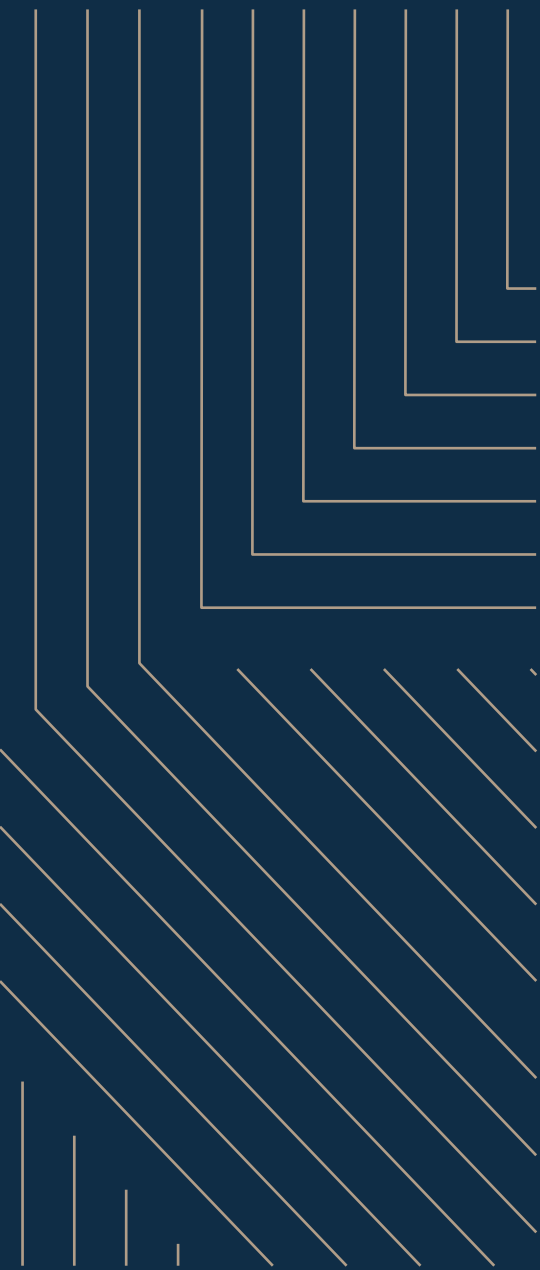
Deathwatch beetles are a known problem with properties of this nature and require the proper treatment.

6. CONCLUSIONS

In conclusion the proposal to reinstate the site to one dwelling and to include a new cart lodge & extension, all of which is seen as reasonable for a property of this nature.

The proposal will ensure the preservation of the listed dwelling for many years to come without having any adverse impacts upon nearby properties.

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