

Fermoy, Farnham Road, Odiham, RG29 1HS

Planning, Design and Access Statement

December 2023

SOLVE
planning



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Section 1

Introduction

- 1.1. This document is prepared in support of a householder planning application for the following development:

Conversion of existing garage building to a residential annexe ancillary to the main dwelling along with associated minor external alterations.

- 1.2. This application seeks permission to change the use of a detached garage adjacent to the main residential dwelling, Fermoy, for use as ancillary accommodation by a family member who the applicant wishes to reside at the property whilst also allowing them an element of independence that an annexe would provide.

- 1.3. The location of the main house and annexe are shown on the aerial view below:






Figure 1:
Aerial View



- 1.4. The proposed accommodation is subordinate to the main dwellinghouse in both design and scale and reads as an outbuilding clearly related to the main house. It shares a common access with the main dwelling and is within the existing residential curtilage. Whilst the overall residential curtilage is large, the annexe is in very close proximity to the main house such that there would

be an uncomfortably close relationship if a separate planning unit were to be created.

- 1.5. No boundary demarcation is proposed. Due to the size of the existing parking area, there is sufficient parking provision for the spaces that would notionally be lost from the conversion of the garage building.
- 1.6. The annexe will be in the same ownership as the remainder of the property and the applicant is happy to accept a condition to maintain the use of the annexe solely as ancillary accommodation to the main house.
- 1.7. Minor external alterations are proposed to the door and fenestration to enable the use of the outbuilding as annexe accommodation. These changes are sympathetic to the building and will maintain the character of the property.
- 1.8. The applicant has sought pre-application advice from the Council following a request in early August 2023. No advice has so far been received and, unfortunately due to familial circumstances the applicant now needs to press ahead with the conversion as soon as possible.
- 1.9. This Statement presents the proposals in the context of the key relevant planning policy considerations and is set out under the following headings:

-  Site & Surroundings
-  Proposed Development
-  Planning Policy Context
-  Planning Considerations
-  Conclusions



Section 2

Site and Surrounding Area

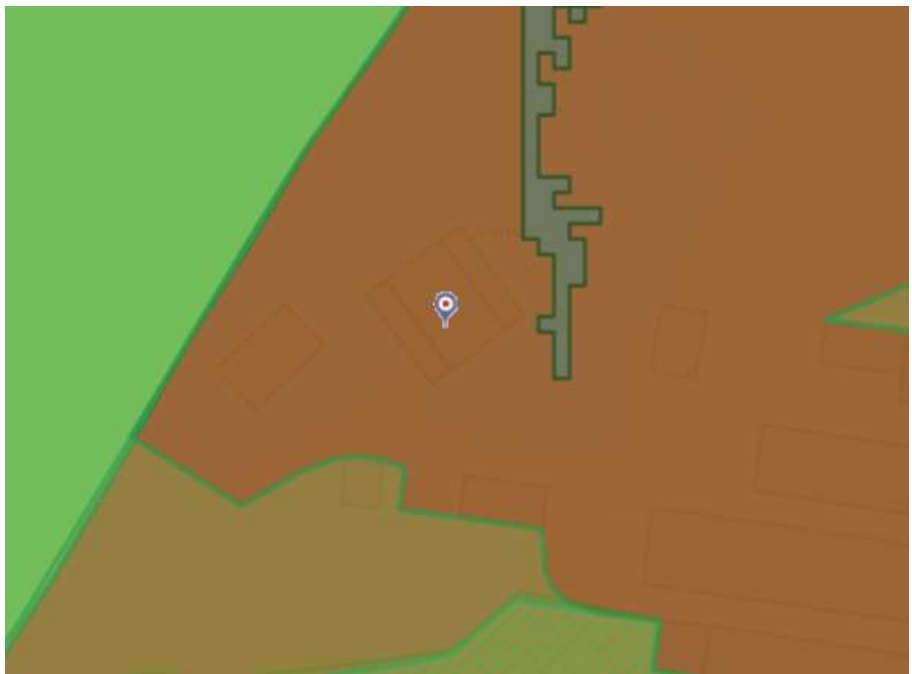
- 2.1. The property is formed of a 5 bedroom detached residential dwelling and ancillary outbuildings on a large plot accessed from Farnham Road (A287).
- 2.2. The main house is 2.5 storeys and was constructed following planning permission granted in 2012.
- 2.3. The house and garage are in close proximity to each other and are easily read as the same planning unit.
- 2.4. The dwelling and garden space is in single ownership and the property is accessed off a road which then joins to a shared access with the adjoining business park to the east.
- 2.5. The garage building previously comprised the original dwelling on the site, as set out in the 'Planning History' section of this statement. Having previously featured accommodation at roof level, the garage is the equivalent of a two storey building in terms of its height. Photographs of the garage can be seen in the 'Planning History' section at Figure 3.
- 2.6. In terms of the site surroundings, it is bordered to the west and south by an area of woodland, which provides visual screening from Farnham Road. Open parkland lies to the north beyond a tree lined boundary, and there is an adjacent commercial business park to the east. The application site, along with the adjacent business park form a pocket of development on the northern side of Farnham Road, with only sporadic areas of other development in the locality.
- 2.7. There are no immediate neighbouring developments. The closest are two detached residential dwellings positioned on the southern side of Farnham Road, approximately 150m from the garage subject of the current application. Further east along Farnham Road, at approximately 400m distance from the application site, are some individual commercial sites.
- 2.8. The site falls within Dogmersfield Park, a Grade II Park and Garden, with the main Manor House (Dogmersfield Park House, Grade I Listed) currently in use by the Four Seasons Hotel, located approximately 0.5km to the north east of the application site. The area therefore surrounding the site has a general open parkland landscape character, with some areas of woodland copses.

Recent Planning History

2.9. The property is subject to the following planning designations in the adopted policies map at Figure 2:

- ▣ Countryside – outside of any defined settlement boundary
- ▣ Dogmersfield Park Registered Park and Garden (Grade II listed)
- ▣ Dogmersfield/Forest Park East, Park Wall Copse – Site of Importance for Nature Conservation (SINC) (adjacent to the west of the site)
- ▣ Whilst not within the application site, there are areas of TPO woodland to the south east and individual TPO trees located within the adjacent commercial business park

Figure 2: Adopted Policies Map



Recent Planning History

2.10. The recent planning history for the site is included in the table below.

| | | |
|-----------------|--|--|
| 23/01707/PREAPP | Application for change of use for existing garage so can be changed into a habitable building to create an annex for my elderly mother | Submitted 04/08/2023 Awaiting Pre-App Advice to be issued |
| 12/00328/FUL | Replacement dwelling and outbuildings - Amendment to | Permission Granted |

| | | |
|----------------|---|----------------------------------|
| | the Previous Scheme 09/02316/FUL | 07/11/2012 |
| 10/02550/AMCOM | Application to vary Condition 9 of ref 09/02316/FUL – Replacement dwelling and outbuildings to allow the demolition of the existing dwelling to be demolished within 1 year of occupation of the new dwelling instead of 1 month. | Permission Granted 17/12/2010 |
| 09/02316/DCON1 | Compliance of conditions 2, 5, 6, and 7. | Approved 30/07/2010 |
| 09/0213/DCON | Compliance of conditions 3 and 4 | Approved 16/06/2010 |
| 09/02316/FUL | Replacement dwelling and outbuildings | Permission Granted 02/12/2009 |

- 2.11. The 2012 permission (Ref: 12/00328/FUL) involved the erection of the current main house which was a replacement of an existing building and the conversion of the original house to a barn style garage building. The original house and how it appears now can be seen in the photographs at Figure 3. The building was reduced in scale with the removal of the dormer window and habitable accommodation at the upper level.

Figure 3: Original house before its conversion to a garage, and as it appears now.



Recent Planning History

- 2.12. Our client submitted a pre-application enquiry to the Council in August 2023 in relation to the use of the garage as a residential annexe for a family member. The Council is yet to issue their advice, however as set out previously, due to familial circumstances our client needs to secure the ancillary annexe accommodation

Relevant Planning Decisions

Woodlands, Ewshot Lane, Ewshot – 22/01615/HOU

- 2.13. In September 2022, planning permission was granted for, 'Erection of an annexe'. This property is outside the settlement boundary.
- 2.14. The key points from the officer report, which are relevant to this application are set out below:

- ☐ Relevant case law in *Wakelin v SSE and St Albans District Council* [1978]; *Whitehead v SOS and Mole Valley DC* [1991], and *Uttlesford DC v SSE and White* [1992]. Establishes that the key issue is not whether or not an annexe shares facilities with the host dwellinghouse, but whether a scheme would (or subsequently could) create a separate planning unit. A 'fact and degree' judgement has to be made on the specific circumstances.
- ☐ Whilst the annexe was not attached to the main dwelling, it was noted that the annexe would be in the same ownership and would lie in the curtilage of the main dwelling house. It would share access and parking facilities.
- ☐ There was no subdivision and the structure was considered to be subordinate in terms of design and scale.
- ☐ There would be an uncomfortably close relationship between the main dwellinghouse and the annexe if it was to be occupied separately.
- ☐ The following conditions was attached to the planning permission to ensure that the annexe remained as part of the same planning unit:

4 The accommodation hereby approved shall be retained and used solely for purposes ancillary to the enjoyment of the private dwelling house known as Woodlands on the approved plans, and shall not be sold off, sub-let or used as a separate unit of accommodation nor used in connection with any trade, business, profession or commercial enterprise.

REASON:

The site is in an area where new dwellings are not normally permitted in accordance with the advice contained within the National Planning Policy Framework (2021) and Policy SS1 of the Hart Local Plan (Strategy & Sites) 2032.



Section 3

Proposed Development

3.1. The proposed development comprises:

Conversion of existing garage building to a residential annexe ancillary to the main dwelling along with associated minor external alterations.

3.2. This will involve the following:

- Closing up of garage door openings on front elevation and insertion of new windows and new glazed entrance.
- Closing up of existing door on rear elevation, provision of new window and new bi-fold glazed doors to garden.
- Provision of new windows on side elevations.

3.3. The block plan, floor plans and elevations are included at Figures 4 to 6.

Figure 4: Site Plan



Figure 5: Floor Plans

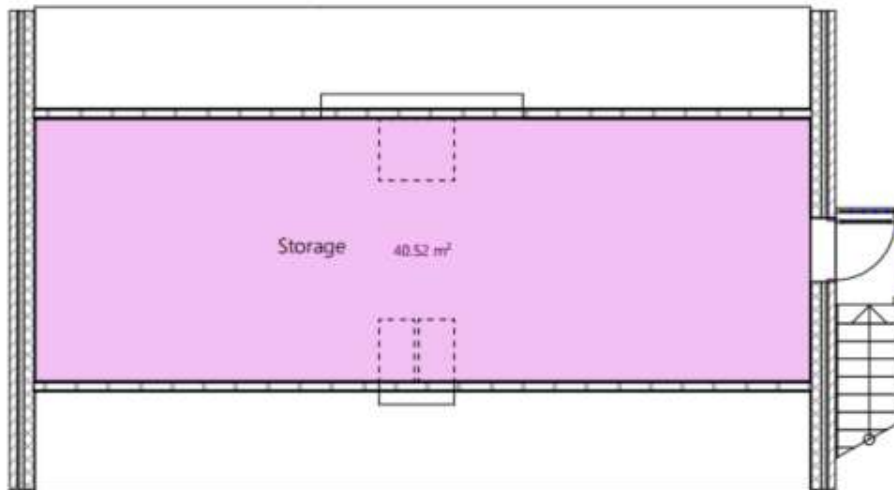
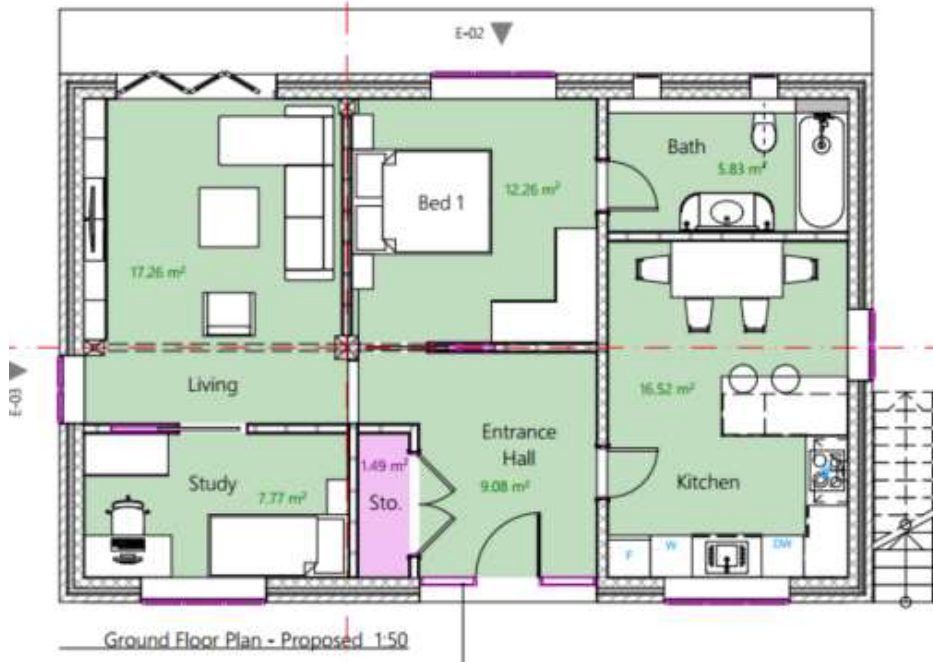


Figure 6: Proposed Elevations





Section 4




Planning Policy Context

4.1. This section of the statement sets out the key national and local planning policy and guidance that is relevant to the site and the proposed development




4.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

If regard is to be had to the development plan for the purposes of any determination under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.




4.3. The following National Policy and Guidance are key material considerations:

-  National Planning Policy Framework (2023)
-  National Design Guide
-  MHCLG Planning Practice Guidance

4.4. The Development Plan comprises the following documents:

-  Hart Local Plan (Strategy and Sites) 2032 (Adopted April 2020)
-  Saved Policies from the Hart Local Plan (Replacement) 1996 – 2006
-  Dogmersfield Parish Neighbourhood Plan (Made September 2019)

4.5. The following Supplementary Planning Documents and Guidance are also relevant:

-  Cycle and Car Parking in New Developments SPD
-  Planning Technical Advice Note: Biodiversity (published July 2022)
-  Planning Technical Advice Note: Privacy, Daylight and Sunlight: the 45 and 25 degree guideline

National Planning Policy Framework

4.6. The National Planning Policy Framework (2023) (NPPF) is a material consideration in the context of Section 38(6) as quoted above.

4.7. Section 2 (Achieving Sustainable Development) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The planning system has three overarching objectives:

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.

a social objective – to support strong, vibrant and healthy communities.

an environmental objective – to protect and enhance the natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change.

- 4.8. Paragraph 11 of the NPPF states that plans, and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

Hart Local Plan (Strategy and Sites) 2032

- 4.9. The following key policies are of relevance to the proposals:

- Policy NBE1: Development in the Countryside** conveys that development proposals within the countryside outside of settlement boundaries and designated strategic and locally important sites will only be supported where they meet set criteria. This includes, inter alia, criterion h) converting previously used permanent buildings or redundant agricultural buildings for appropriate uses (an appropriate use being one which is consistent with other Development Plan Policies).
- Policy NBE2: Landscape** sets out that development proposals must respect and where possible enhance the special characteristics, value or visual amenity of the District's landscapes.
- Policy NBE4: Biodiversity** refers to the need for development proposals to conserve and enhance biodiversity.
- Policy NBE8: Historic Environment** states that proposals should conserve or enhance heritage assets and their settings, taking account of their significance.
- Policy NBE9: Design** states that all developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area. This policy sets out a list of criteria which enable this.
- Policy INF3: Transport** sets out that development should promote the use of sustainable transport modes, improve accessibility to services and support the transition to a low carbon future. Appropriate parking provision should be provided in accordance with the Council's published parking standards. Appropriate waste and recycling storage areas should also be provided.

Local Plan (Replacement) 1996 - 2006

4.10. The following policies are relevant to the proposal:

- ▣ **Policy GEN1: General Policy for Development** which sets out a list of criteria which development proposals must meet in order to be acceptable. This includes, inter alia, being in keeping with the local character; not resulting in any material loss of amenity to existing and adjoining uses; and having adequate access and parking arrangements.

Dogmersfield Parish Neighbourhood Plan 2016 - 2032

4.11. The following policies of the Neighbourhood Plan are considered relevant to the proposal:

- 4.12. **Policy DNP6: Landscape** sets out that proposals should respect the distinguishing features and special characteristics of the landscape.
- 4.13. **Policy DNP7: Biodiversity** set out that proposals should demonstrate any potential impacts on priority species and habitats have been fully assessed and mitigated, and delivers a net gain in biodiversity.
- 4.14. **Policy DNP11: Dark Skies** sets out that all proposals should be designed in a way that does not require external lighting to minimise light pollution. Information on measures to prevent such pollution should be clearly set out and where appropriate a lighting scheme will be secured by planning condition.
- 4.15. **Policy DNP12: Transport and Car Parking** states that all proposals should promote sustainable forms of transport. Adequate parking should be provided.

Supplementary Planning Guidance

Cycle and Car Parking in New Developments SPD

4.16. The SPD sets out standards, which are neither maximum nor minimum, but a guidance as to the appropriate quantum of parking to be provided for development. The following standards are set out for residential development:

| | |
|-----------|---------------------------------|
| 1 bedroom | 1 allocated and 1 unallocated |
| 2 bedroom | 2 allocated and 0.5 unallocated |

| | |
|-----------|--|
| 3 bedroom | 2 allocated and 1 unallocated OR 3 allocated and 0.5 unallocated |
| 4 bedroom | 3 allocated and 0.5 unallocated |
| 5 bedroom | 3 allocated and 1 unallocated |



Section 5

Planning Considerations

5.1. This section considers the key planning aspects of the proposals.

Principle of conversion

5.2. Policy NBE1 of the Local Plan for development in the countryside conveys that proposals which involve the conversion of previously used permanent buildings for appropriate uses are considered acceptable. Appropriate uses in this context are defined as those which are consistent with other development plan policies.

5.3. The proposal will result in the conversion of the annexe to ancillary residential accommodation in connection with the main residence. As set out in the officer report to the woodlands, Ewshot Lane application, generally a residential annexe should:

- ❑ be subordinate to the main dwelling in terms of design and scale.
- ❑ be linked internally to the main dwelling.
- ❑ share a common access with the main dwelling.
- ❑ be within the curtilage of the main dwelling.
- ❑ have a functional connection with the main dwelling (e.g. the occupant should be a dependant relative of the residents of the main dwelling or employed at the main dwelling).
- ❑ be in the same ownership as the main dwelling.
- ❑ be designed in such a way as to easily allow the annex to be used at a later date as an integral part of the main dwelling.
- ❑ have no boundary demarcation or subdivision of the garden areas between the curtilage of the main dwelling and the annex.
- ❑ have adequate parking and amenity facilities for the needs of the annex occupants and the residents of the main dwelling.
- ❑ detached annexes (either new build or the conversion of an existing building) will not normally be acceptable.

5.4. These considerations are addressed in turn below.

Be subordinate to the main dwelling in terms of design and scale.

5.5. The existing garage is a single storey pitched roof building with storage in the roof space. It is subordinate in height, footprint and design to the main 2.5 storey house. The building is already in ancillary use to the main dwelling. The

application simply proposes a change in form of that ancillary use to residential accommodation.

Be linked internally to the main dwelling

- 5.6. Whilst the annexe will not be attached to the main dwelling, the annexe is situated in close proximity to the main house, such that there would be an uncomfortably close relationship between the main dwellinghouse and the annexe if it was to be occupied separately.
- 5.7. As with the Woodlands application, the detached nature of the building is integral to its proposed function to house a family member whilst allowing a degree of independence.

Share a common access with the main dwelling

- 5.8. There is a single, private access to the property and the annexe will be reliant on this common access.

Be within the curtilage of the main dwelling

- 5.9. The annexe is within the residential curtilage and located fairly centrally within in it, alongside the main house.

Have a functional connection with the main dwelling (e.g. the occupant should be a dependant relative of the residents of the main dwelling or employed at the main dwelling.

- 5.10. The occupant is a dependant relative of the applicant who are the owner/occupiers of the main residence.

Be in the same ownership as the main dwelling

- 5.11. The annex is and will remain in the same ownership as the main dwelling. The applicant is happy to accept the following planning condition which was the same condition attached to the Woodlands permission:

4 The accommodation hereby approved shall be retained and used solely for purposes ancillary to the enjoyment of the private dwelling house known as Woodlands on the approved plans, and shall not be sold off, sub-let or used as a separate unit of accommodation nor used in connection with any trade, business, profession or commercial enterprise.

REASON:

The site is in an area where new dwellings are not normally permitted in accordance with the advice contained within the National Planning Policy Framework (2021) and Policy SS1 of the Hart Local Plan (Strategy & Sites) 2032.

Be designed in such a way as to easily allow the annex to be used at a later date as an integral part of the main dwelling.

- 5.12. The building is currently in use as an ancillary garage building. The proposal will only involve minor external alterations to the existing fabric of the building. It can be converted back easily at a later date.

Have no boundary demarcation or subdivision of the garden areas between the curtilage of the main dwelling and the annex

- 5.13. The dwelling and annexe share the same residential curtilage, with residential garden to the north, south, east and west. There is a post and rail fence line to the north-west, however this has been in existence since at least 2017 (looking at historic aerial views) and does not demarcate the two buildings as it sits part way along the side elevation of the main house.

Have adequate parking and amenity facilities for the needs of the annex occupants and the residents of the main dwelling

- 5.14. There is already ample space for at least 5 car parking spaces outside the front of the house. The existing garage is not used for car parking and the change to living accommodation will not impact on parking provision.

Detached annexes (either new build or the conversion of an existing building) will not normally be acceptable

- 5.15. As set out above, the detached nature of the building is integral to its proposed function to house a dependant relative.
- 5.16. Notwithstanding this, the outbuilding is in very close proximity such that if this were a new building, following Warwick District Council v Secretary of State for Levelling Up, Housing and Communities [2022] EWHC 2145 (Admin) (12 August 2022) it would be appropriate to consider it as an extension despite there being no physical attachment.
- 5.17. For the reasons set out above, the existing building is part of the same planning unit and the use of this building for annexe residential living accommodation will not change this situation. As set out above, the applicant is happy to accept a planning condition to retain this situation.

Design Considerations and Visual Impact

- 5.18. The NPPF places great importance on securing a high standard of design to promote good design that ensures attractive, useable and durable places.
- 5.19. Policy NBE2 of the Local Plan and Policy DNP6 of the Neighbourhood Plan convey the need for development proposals to protect the landscape




character. The proposal will only involve minor external changes to the existing garage, which will not result in any harm to the surrounding landscape.


- 5.20. Policy NBE9 of the Local Plan sets out the importance of design for development proposals.
- 5.21. The proposed external changes to the existing garage are of a minor nature, facilitating the proposed conversion, and would result in a high quality appearance to the building with high quality materials used. The building would be seen fully in the context of the existing main dwelling on the site, being positioned in close proximity, and there would be no harm to the overall appearance of the area.
- 5.22. It is therefore considered that the design accords with the design policies of the development plan.

Residential Amenity

- 5.23. The site is enclosed by areas of wooded copse to the west and south, which provide natural screening to the adjacent road and surrounding areas. There are no nearby residential neighbouring properties and therefore the proposal would not result in any impact to residential amenity.
- 5.24. Having regard to the Dark Skies Policy DNP11 of the Neighbourhood Plan, light pollution would be minimised. No external lighting is proposed and whilst there are additional windows proposed, there would not be a significant difference with regard to light pollution as compared to the existing use as a garage/ workshop.
- 5.25. As the building is proposed to be occupied as an annexe by a family member, it will not result in any material increase in noise levels generated on the site over and above the existing residential use of the wider application site.
- 5.26. The proposal is therefore considered to fully accord with Policies NBE11 of the Local Plan, retained Policy GEN1 of the Previous Local Plan and Policy DNP11 of the Neighbourhood Plan.

Heritage

- 5.27. The site falls within Dogmersfield Park, a Grade II Park and Garden. Approximately 0.5km to the north east of the site lies the following additional designated heritage assets:
-  Dogmersfield Park Manor House (Grade I Listed) – occupied by the Four Seasons Hotel
 -  Dogmersfield Park Stable Block (Grade II Listed)
 -  Dogmersfield Park Dovecote, east of the Manor House (Grade II Listed)

 Dogmersfield Park Garden Walls with Gazebo and Gateways to the Park (Grade II Listed)

- 5.28. The proposal involves the conversion of an existing, permanent building currently in use as a garage. Whilst some minor external alterations are proposed to the façade of the garage, these will be seen in the context of the residential use of the application site. There will be no visual harm and no resultant harm to the significance of the Dogmersfield Park and Garden. Given the separation between the application building and the additional designated heritage assets listed above, with intervening open parkland and wooded areas, it is considered that the proposal would not result in any impact to their significance.
- 5.29. Overall, the proposal will not result in any harm to designated heritage assets and would comply with national and local policy in this regard.

Ecology

- 5.30. No alterations are proposed to the roof of the building. The only minor alterations are to existing window and door openings. Therefore, the proposals will not have any impact on ecology.

Flood Risk/ Drainage

- 5.31. The site is located in Flood Zone 1 and is in an area of ‘very low’ risk of surface water flooding on the Environment Agency Flood Risk Map. The proposed conversion of the existing garage will not result in any increase in flood risk.



Section 6

Conclusions

- 6.1. This householder application seeks planning permission for the following development:

Conversion of existing garage building to a residential annexe ancillary to the main dwelling along with associated minor external alterations.

- 6.2. The physical changes required to convert the garage are modest and will protect the character of the property and will result in no harm to the character and appearance of the countryside, wider landscape and the special interest of Dogmersfield Registered Park and Garden.
- 6.3. There would be no loss of amenity to neighbouring properties.
- 6.4. Given the ample existing parking available the proposal will be acceptable in highways terms.
- 6.5. The living accommodation will remain as a single planning unit. This can be secured by planning condition as detailed in this report.
- 6.6. We therefore respectfully request that planning permission is granted.

Solve Planning Ltd

Cheyenne House

West Street

Farnham

Surrey

GU9 7EQ

01252 916655

info@solveplanning.co.uk

| | Initials | Date |
|-------------|----------|------------|
| Prepared by | RG | 21/12/2023 |
| Checked by | KS | 21/12/2023 |