

Design, Access & Energy Statement

First Floor addition to existing ground floor

Clarks Cottage, Huntsbottom Lane, Liss, GU33 7EU

10th January 2024



View across rear of property



View along Huntsbottom Lane

1. Background and Context

Clarks Cottage is a detached 3 Bedroom cottage in Liss, Hampshire. The original cottage was once a part of the farm and was a simple two storey dwelling. The original property is faced with white render and with a plain clay tiled roof with hip ends. There are flat roofed dormers to the rear. The original cottage was extended with a single storey stone clad side extension and then later a two-storey side extension and porch addition in 2023.

The property lies along Huntsbottom Lane and runs parallel to the road. The garden extends to the rear of the property which is Northeast facing with views out over the adjacent fields. There is an existing drive accessed directly off Huntsbottom Lane which provides parking as well as an existing double garage.

The site lies within the South Downs National Park but outside the Liss settlement boundary. The proposal is for a new first floor side extension to be added above the existing single storey side extension.

2. Local Planning Considerations

Policy SD2 is covered further within the ecosystems services statement. A full bat survey was carried out with the 2022 planning application and found no evidence of bats.

Policy SD4 refers to landscape character. The proposed extension is on top of the existing kitchen and therefore carry's the line and form of the existing building along the roadside and be constructed of materials which would be sympathetic to the host dwelling. Huntsbottom Lane is a single-track lane set within a rural context.

Policy SD5 covers design. The main principal of this scheme is to reconfigure the first floor layout to accommodate a replacement stair and 3rd bedroom with ensuite. Adding a bedroom over the kitchen means the stair can occupy the space of the current 3rd bedroom. Overall, this will retain the property's 3 bedrooms. Having a lower ridge and eaves line would create an extension which is subservient to the host dwelling. This is particularly important when extending in a linear fashion such as is proposed. Use of a traditional materials and construction methods means that the extension would sit comfortably alongside the existing house and wider setting.

Policy SD8 refers to the Dark night skies. There are no rooflights proposed into the extension. Should any windows or doors be required to provide mitigation against light pollution this would be undertaken by automatically closing blinds.

Policy SD22 refers to parking provisions which remain as existing.

Policy SD25 covers development strategy. The extension is of a scale appropriate to the existing dwelling, its plot and within the local landscape. By using the existing floors of the ground floor it is making efficient use of the land and not requiring new footprint to be excavated, and therefore not creating additional surface water drainage requirements.

Policy SD31 Planning Permission was granted in 2022 with reference SDNP/22/03616/FUL for a 2-storey side extension which increased the GIA from 72.5m² to 115m² (excluding the unheated porch). Whilst the % increase exceeded the allowed 30% the application complied with policy and was approved because the resulting dwelling was still within the 120sm and/or 3-bedroom SD30/31 policy definition of a small/medium sized dwelling. This proposal will increase the GIA to 129m² but as the resulting dwelling will have only 3 effective bedrooms and there is no increase in the footprint it can still be classified as small/medium dwelling.

Liss Neighbourhood Plan

LNP Policy 1 covers development within the settlement boundary. Clarks Cottage lies just outside of the settlement boundary and therefore in countryside. The development proposed is part of an already established property and therefore does not affect this aspect.

LNP Policy 4 covers landscape and views. The addition to the property will be visible along the road however will not be prominent from the wider landscape, as it sits alongside the existing property.

LNP Policy 5 covers biodiversity. The bat survey undertaken as part of the 2022 application found no sign of bats at the property. The extension would not result in the loss of any habitat as no additional ground area would need to be excavated.

LNP Policy 9 covers design of development. Having consulted with the SDNPA via the pre application service we have made sure that the design of the roof and structure are in keeping with the existing property, as well as being subservient to the host dwelling.

LNP Policy 15 covers walking and cycle access. The proposals would not affect any access around Liss. The property is well served for storage of cycles.

LNP Policy 16 covers parking, there will be no impact on parking provision. There is ample on-site parking.

LNP Policy 19 covers development brief. As this is an additional storey on top of the existing it will make best use of the site available. It will also provide a well-equipped home that meets modern standards including for accessibility. The proposals will be assessed for CIL contributions however will not attract CIL liability as this is a homeowner project with a small additional GIA.

3. Landscaping & Trees

Any affected areas surrounding the proposed extension would be made good and to tie in with the existing. As the proposal is to build on top of the existing footprint, no landscape or trees would be affected.

4. Ecosystem Services Statement

An ecosystems services statement is attached to this application as a separate document. The proposed surface water run off would divert to a soakaway in the garden.

5. Dark Skies

No new rooflights are proposed. Should any areas of glazing be deemed at risk of SD8 the chosen mitigation to light pollution would be provided by blinds.

6. Soil Management Plan

All soil that is displaced in the construction will either be used elsewhere on site or disposed of at a certified/licensed tip. Receipts of all disposals will be kept and made available should they be required.

7. Parking

No changes to parking are proposed.

8. Materials and Appearance

The extension is proposed to be constructed with a sandstone to match the existing ground floor which is the current kitchen. This would be finished around openings and at wall returns/corners with brick quoins in the traditional fashion and as per the existing. The proposed new roof would be clay tile clad and finishing in a hip end. This will have a slightly lower eaves level than the main roof ensuring that the building is subservient to the host dwelling. Materials would continue around the extension consistently in the same manner to the front, side and rear. New windows and doors are proposed in black aluminium to match the existing black metal windows. There is a new dormer proposed to the bedroom to face the rear and this would be to match the existing style of the flat roofed dormers.

9. Layout

The key layout change is firstly to move the location of the stairs. The existing stairs is very narrow and steep with limited head height. They do not currently comply with building regulations minimum standards. Improving the accessibility is a key factor in this project. Without changing the stair, the first floor is going to remain problematic from an access perspective. To create space for a suitably accessible stair the 3rd bedroom would need to be lost. This would therefore be relocated into the proposed extension. This is proposed to be ensuite to allow for adequate facilities should live in carers be required.

7. Energy Efficiency Statement

All U values are to exceed current building regulations standards. The property would keep its existing electric off-peak heating system. No changes proposed.

7.1 Lighting

No changes proposed lighting. No new external lighting is proposed within this application.

8. Noise Impact assessment

Normal sound levels are expected during the contract period as only standard practices are to be employed. Only typical domestic sound levels are expected from the application site once works are complete. There will be no impact on neighbouring properties.

9. Conclusion

The applicant has now lived in the property for a significant period following the initial two storey side extension completed in 2023. This has given them the time to experience the shortcomings of the property in terms of general accessibility and safety.

The applicant is 84 years of age and although currently fit and mobile finds the existing stairs are extremely limiting. By using the space taken up by the current 3rd bedroom a new stair which is designed to be compliant with building regulations standards will allow for full accessibility. This would also allow for a chair lift to be fitted in future should this be required.

The existing property is 3 bedrooms. Due to losing the 3rd bedroom to create a new staircase this application seeks an extension to the first floor which would allow for the creation of a new bedroom and ensuite. As well as a 3rd bedroom this would provide suitable independent accommodation for live in carers should this be required.



28A The Spain, Petersfield, GU32 3LA
01730-264499, studio@veca.co.uk
www.veca.co.uk

The design of the first-floor extension is to be in keeping with the existing property. The roof tiles are to match the current roof tiles and stone facing to match the existing ground floor. Additional windows and dormers are to match the existing.

There is no additional footprint proposed to be created by this work. The proposed extension would be built on top of the existing single storey wing (which is believed to be 1950's). The first-floor extension will have a hipped end and lower ridge and eaves line ensuring the extension reads as subservient to the original cottage.

The property sits within a generous plot of about half an acre and therefore there are no issues with the size of the property within the plot size.

The property is currently 3 bedroom and will remain as a 3-bedroom property following the proposed works. There will be a small increase in gross internal floor area to 129m² although usable space on both floors will be lost due to the increase in stair arrangement size. The property will therefore still be classed as a small/medium sized dwelling.



View from Huntsbottom Lane towards proposed extension site above,
Below view towards existing single storey from rear





View from Garden towards property

