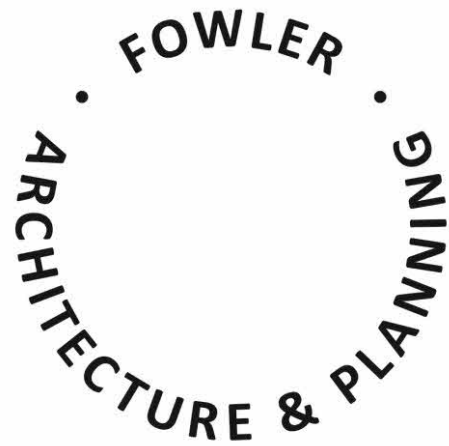


Our Ref: ST/210136/P2

29 January 2024

Test Valley Borough Council
Planning and Building Service
Beech Hurst
Weyhill Road
Andover
Hampshire
SP10 3AJ



Dear Sirs,

Town and Country Planning Act 1990
Proposal: Formation of swimming pool
At: Bec House, Monxton Road, Amport, Hampshire SP11 8AH
PP-12752561

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs N Brown to submit a Householder and Listed Building Consent Application to Test Valley Borough Council in respect of the above. The application has been submitted via the Planning Portal and comprises:

- Completed Application Form and certificates;
- Planning application fee of £258.00;
- Drawing No.210136-01: Location Plan;
- Drawing No.210136-300: Site Plan, Sections & Plant Room;
- Drawing No.16477-TP1-200: Topographical Survey;
- CIL Form 1: Additional Information;
- Biodiversity Checklist; and
- Validation Checklist.

1. Introduction

The Proposal Site (the 'Site') is located within the village of Monxton, Hampshire. The site extends to 0.7ha is around 3 miles west of Andover.

The site is located relatively central within the village, and comprises the existing residential dwelling of Bec House, existing stables, outbuildings and established residential garden curtilage.

Bec House is Grade II listed, designated on the 30th April 1985. The stables to the north of Bec House are also Grade II listed, designated on the same date as the main house in April 1985. The Historic England list entry for the dwelling is as follows:

'House, once the rectory. C18. Brick and tile. Symmetrical front, (south) of 2 storeys, 7 windows (upper east side filled). Hipped roof, brick dentil eaves. Walls of Flemish bond, rubbed flat arches to the ground-floor. Sashes in exposed frames. Arched entrance with plain architrave, panelled reveals, fanlight and 6-panelled door, with arched hood on carved brackets. The rear elevation has narrow horizontal flint panels, cambered openings, casements, and a doorway with a 6-panelled (2-top-glazed) door beneath a hood. End elevations have flint panels, with a late C19 single-storeyed block at the east end'.

The site is bound by residential development to the north and east of the site. To the west of the site lies St Mary's Church. Monxton and Amport Village Hall lies to the south. Monxton Road bounds the site to the north and east of the site.

The site is currently accessed via a private access driveway to the north of the site.

The site is located within fluvial flood zone 1, with low risk of flooding. The site is not bound by any other local or national designations.

2. Planning History

A number of pre-applications have been submitted on site, in relation to the existing outbuildings and stables, but these have no relevance to this current planning application.

3. Proposed Development

Planning permission is sought for the formation of a swimming pool at Bec House.

The proposed swimming pool will be located to the south-east of Bec House, within the established residential curtilage.

The swimming pool will be rectangular in space, measuring 9.5m by 4m, and sited in a north/south orientation.

It is proposed to house pool plant equipment within the existing outbuilding, located just to the north of the proposed swimming pool.

The proposed design has been kept to a minimum, to ensure it reads as sensitive within the receiving landscape. Minimal hard landscaping is proposed – with a natural pool surround to ensure it blends in with the surroundings.

The pool lining will be a mosaic tile effect in black/grey finish, and a reinforced pool cover will be installed – to be light green in colour.

The use of hard and soft landscaping will enable the pool to read as natural and organic within the site, and avoids any strict formality. It is proposed to create an area of paving and bullnosed coping around the pool in antique fossil pearl limestone – to match other paved areas within the garden.

Access to the pool will be as per the existing site arrangements – via the existing steps leading from Bec House, down to the proposed swimming pool.

4. Planning Analysis

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the

provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The Development Plan comprises the Test Valley Borough Council Revised Local Plan 2011-2029 (LP) adopted 27 January 2016.

The Government's policies are within the National Planning Policy Framework (the Framework) revised December 2023, describing how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The Planning Practice Guidance (PPG) provides further interpretation of the policies of the Framework.

Policy SD1 states 'development that accords with the policies of the Revised Local Plan will be approved through the correct planning process without delay unless material considerations indicate otherwise'.

Policy E1 of the LP states 'development will be permitted if it is of a high quality in terms of design and local distinctiveness. To achieve this development: (a) should integrate, respect and complement the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles; (b) should not detract from the dominance of, or interrupt important views of, key landmark buildings or features; (c) should be laid out to provide connectivity between spaces and a positive relationship between public and private spaces; and (d) makes efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses. Development will not be permitted if it is of poor design and fails to improve the character, function and quality of the area'.

Policy E2 is concerned with the protection of the landscape character of the Borough. Development will be permitted provided it does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area in which it is located.

Policy E9 advises that 'development and/or works affecting a heritage asset will be permitted provided that: (a) it would make a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance and setting; and (b) the significance of the heritage asset has informed the proposal through an assessment proportionate to its importance'.

Monton is defined as a 'Rural Village' in the Settlement Hierarchy. COM2 of the LP states that within the boundaries of the settlements identified in the hierarchy, the principle of development and redevelopment will be permitted if it is appropriate to the other policies of the plan.

The proposed development comprises the formation of a swimming pool within the existing established residential garden curtilage of Bec House. It is considered that the principle of development is acceptable.

The proposed swimming pool is to be located to the south-east of the existing dwelling, within the established garden. The proposed pool will measure 10.5m by 5m and will be used solely in connection with the existing residential dwelling of Bec House.

The proposed hard landscaping has been kept to a minimum to ensure the pool is seen as natural within the receiving landscape. An area of paving and bullnosed coping is proposed to the swimming pool surround. This will be created from antique fossil pearl limestone, to match the existing paving within the garden. In addition, the site is well screened from the existing dwelling – leading to minimal view of the proposed pool from the main house.

During the design stage, the site was assessed to determine the most appropriate location for a swimming pool at Bec House. The main reason the proposal site was selected was due to the historic nature of the site and Grade II listing of Bec House.

If the swimming pool was located to the immediate east or south of the site it would be in a more prominent and visually intrusive, location and change the character of the space and the setting of the listed building. The setting of a heritage asset is defined in the NPPF as ‘the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’.

In addition to this, the existing garden curtilage to the east already contains established terrace and planting space, and the garden curtilage to the south-west contains heavy tree cover, and substantial mature boundary vegetation, which would not be suitable for a swimming pool.

It is considered that the proposed location of the swimming pool would enhance the context of the wider site, and is the most logical location for the proposed swimming pool. The retention of the existing landscape features further enhances this part of the site without adversely affecting the historic character and would greatly improve the visual amenity of Bec House as a whole. The proposed swimming pool will not affect the experience of the heritage asset, when viewed from any part of the site.

In terms of plant storage, it is proposed to utilise the existing plant room – located to the immediate north of the proposed pool. The plant room will remain as existing – with no proposed changes to the floor plan or elevations.

The construction of the pool is such that it will not give rise to any arboricultural or ecological impacts. In addition, there is scope to provide further soft landscaping features within the site. The use of a mosaic tile effect pool liner and light green pool cover will also assist in blending the pool into the receiving landscape and avoid any visual impacts when viewed from the house.

The application site is large enough to comfortably accommodate the proposed swimming pool, allowing continued use of the existing private amenity space whilst having no adverse impacts on character, appearance and setting of the listed building. There are no immediate neighbours that could be affected by the development through overlooking, loss of privacy or overbearing nature.

It is considered that the proposed development accords with policies E1, E2 and E9.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information, or to make arrangement to visit the site.

Yours faithfully,

 MSc

FOWLER ARCHITECTURE AND PLANNING

cc: Clients