

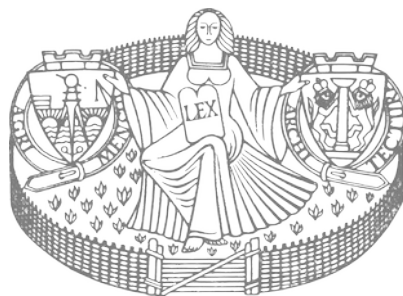
# PLAN RESEARCH

**Design and access statement (including Heritage Statement) for a  
ground floor rear extension to Rooks Hill, Lavant, PO18 0BQ**



*Image 1: Showing the front of the property*

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## 1.0 Introduction

This statement is to be read in conjunction with the plans submitted, including:

- Block and location plans
- Existing ground floor plan
- Existing elevation plan
- Proposed ground floor plan
- Proposed elevation plan

Rooks Hill is a detached two-storey listed building with single storey elements, sited within the centre of Lavant, opposite the Earl of March public house. The property is within the Mid and East Lavant Conservation Area and is currently in use as bed and breakfast accommodation. It was listed Grade II in 1986, and is an imposing building constructed primarily of red brick with some flint elevations under a clay tiled hipped roof. The windows are modern casements.

This application is submitted following my client's conversation with the Council's conservation officer, who indicated that an extension in this location is more likely to be approved than the scheme SDNP/22/01807/FUL submitted last year.

## 2.0 Planning history

SDNP/22/01807/FUL and SDNP/22/01808/LIS – Ground floor rear extension, refused

SDNP/21/01063/LIS – Erection of an open, oak framed porch; replacement front door surround; infill kitchen external door. Approved 17<sup>th</sup> January 2022

SDNP/18/04521/LIS and SDNP/18/04520/FUL – Amendment to the extant permissions for internal alterations, single storey rear extension and construction of a car port SDNP/15/00579/LIS and SDNP/15/00580/FUL. Approved 28<sup>th</sup> November 2018

SDNP/15/00579/LIS and SDNP/15/00580/FUL – Internal alterations, single storey rear extension and construction of a car port. Approved 9<sup>th</sup> April 2015

SDNP/14/03751/CND – Variation of condition 2 of planning permission LV/06/05477/COU (parking and turning) to change of use of former garage for habitable accommodation. Approved 29<sup>th</sup> August 2015

SDNP/14/03563/LIS – Retrospective Listed Building Consent for internal alterations to the property. Approved 10<sup>th</sup> September 2014

LV/06/05477/COU – Change of use of existing family house and attached 2 no flats into guest house. Approved 5<sup>th</sup> February 2007

93/01021/DOM and 93/01022/LBC – First floor extension. Approved and listed building consent granted

### **3.0 Relevant planning policies**

#### **3.1 South Downs Local Plan – relevant policies**

Policy SD1 has three principal objectives: (i) recognising the presumption in favour of sustainable development; (ii) the statutory duty to have regard to the National Park when determining planning applications and (iii) attaching great weight to conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

Policy SD4 sets out how development proposals will be expected to conserve and enhance the landscape character of the National Park.

Policy SD5 sets out the design principles all development is expected to comply with. This includes respecting and complementing landscape character, contributing to local distinctiveness and utilising architectural design which is appropriate and sympathetic to its setting.

Policy SD6 seeks to preserve the visual integrity, identity and scenic quality of the National Park by conserving and enhancing key views, including key views of landmarks.

Policy SD12 seeks to safeguard heritage assets and their settings.

Policy SD13 sets out the detailed criteria for development proposals affecting listed buildings; this policy recognises that change can take place to these buildings. It seeks to preserve and enhance the setting of any listed building, and states that if there is substantial harm to a listed building the application would be refused.

Policy SD15 provides criteria that have to be considered when submitting an application for a building within a conservation area. This policy seeks to preserve and enhance the conservation area.

#### **3.2 The Lavant Neighbourhood Development Plan**

Policy LNDP2 requires all development to safeguard the special qualities and essential characteristics of the South Downs National Park.

Policy LNDP5 requires high quality design which reflects the scale, character and historic context of existing buildings with immediate vicinity. The local character and quality of the area should be enhanced or improved and materials used externally should be characteristic of Lavant.

LNDP6 sets out principles for development to be of scale, form, density, character and appearance that is complementary to the surrounding development and which pays particular attention to detailing such as windows, roof shapes and pitches, tiling materials and brickwork. This policy also requires development to protect or enhance nearby heritage assets and their settings.

#### **3.3 National Government planning policies**

Relevant paragraphs of the National Planning Policy Framework (July 2021 edition) include:

Paragraph 194 “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance...”

Paragraph 199 “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 202 “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

## 4.0 Historic context of the site

### 4.1 Listed building details

The listing details for Rooks Hill are:

TQ 04SW BRAMLEY C.P. ROOKS HILL

5/56 Nos. 3, 4, 5 & 6 Rooks Hill Cottages

II

Houses, now extended and divided to form cottage group. C17, with C18 extensions and C20 additions to ends and rear. Timber framed, of thin scantling, with red and brown brick infill, brick extensions rendered plinth and plain tiled roofs, T-shaped plan with extensions to left of gabled cross wing. Corbelled end stack to right, rear ridge stack to right of centre and further stacks on gabled cross wing and to end left. Two storeys. Two casement windows on first floor of left hand range with end bracing and three windows below, two under a common lintel. Gable bay with queen-strut roof truss. One first floor casement window and one window to ground floor. Door to left in gabled porch. Three windows to first floor right, four windows below. Two doors on ground floor in gabled porches.

Listing NGR: TQ0211842550



*Image 2: Showing the rear of the property. The proposed extension would be to the left of the photo, attached to the single storey element*

## 4.2 Conservation Area details

There is no known conservation area appraisal for the Mid and East Lavant Conservation Area.

## 5.0 Planning justification

### 5.1 Principle of the development

Domestic rear extensions are generally acceptable in principle when they do not cause harm to neighbours, and are often covered within permitted development rights in other circumstances.

### 5.2 Potential impact on the character of the conservation area and listed building

The previous application was refused on one ground: “The proposed rear extension by reason of its siting, scale, form and design is considered to dominate and detract from the historical significance of the dwelling, appears overbearing and is visually intrusive. The proposal is considered to lead to harm to the character and appearance of the property, fails to preserve or enhance the Mid and East Lavant Conservation Area or conserve and enhance the cultural heritage of the South Downs National Park. The proposal is in conflict with the National Planning Policy Framework: Sections 12 (Good Design), and 16 (Conserving and Enhancing the Historic Environment), policies SD1, SD5, SD12, SD13, SD15 and SD31 of the SDNP LP and the main purposes of designation of the South Downs National Park.”

Following this refusal, our client has spoken to the conservation officer, who proposed the area shown in the current plans as a more sensitive location for a ground floor rear extension. The proposed single storey extension would be subservient to the host dwelling, and would not be seen from the public highway due to screening by the dwelling and mature planting.



*Image 3: Showing other garden buildings, in relation to the site of the proposal, within the grounds of Rooks Hill*

The proposal involves removing part of a wall of a modern extension, and blocking up a window. Neither the window nor the extension are older parts of the house, and so the scheme would not result in any adverse impact to the more historic part of the dwelling. In line with South Downs Local Plan policy SD14, this proposal, if approved, would not result in the loss of historic detailing. Our client therefore believes that the proposed extension would result in ‘less than substantial harm’ to the heritage asset of the listed building.

The materials proposed are high quality and similar to the materials of the existing garden building within the grounds of the house. In line with South Downs Local Plan policy SD15, the materials proposed are locally distinct.

### **5.3 Potential impact on the South Downs National Park**

There is no impact anticipated on the National Park from the proposed domestic rear extension, as it would not be seen from the public realm.

### **5.4 Potential impact on local residents**

There would be no impact on neighbours of this scheme, as the extension would be within a courtyard, and would not be seen by nearby residential occupiers. As a single-storey extension, it would not overlook neighbours.

## **6.0 Conclusion**

This proposal is for a modest extension tucked away to the rear of a residential building. The proposal would enable a better living situation for our client's family.

The proposal has been carefully designed to be subservient to the listed building. The new extension would be attached to a later extension rather than the original historic property, and would make use of high quality and locally distinctive materials.

Our client requests that planning permission and listed building consent are granted for this small extension.