

**Planning Statement in Support of Householder Application to Replace Existing Building Additions with a Two Storey Side and Rear Extension, and Two Single Storey Rear Extensions, Raising Roof Pitch of Main Building, Construction of Front Veranda and Garden Studio Outbuilding.**

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**At:**

Furlong House  
Ford Lane  
Henton  
BA5 1PD

**Supporting submission on behalf of the Applicant:**

Merryl Jackson

**Statement Prepared by:**

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**Date:** February 2024

**Reference:** PL.5074

## **1.0 Background**

- 1.1 The original dwelling was a modest agricultural workers dwelling. The agricultural tie was lifted in 1996. In 1998 planning permission was granted for two dwellings. In 1990 planning permission was granted for remodelling the former farmworkers dwelling including newbuild extensions and alterations. All these works including the new house have been completed.
- 1.2 The Applicant purchased the property during 2023 and has ambitious plans to modernise and enlarge the existing accommodation within the large garden plot.

## **2.0 Summary of the Development**

2.1 The building works comprises of the following elements –

1. Increasing of the roof pitch and raising ridge line of the main building by 1m.
2. Demolish garage and replace with two storey element incorporating garage spaces, dimension 9.5m x 6.7m beneath pitched slate and pitch roof to match main building.
3. 10m deep single storey rear extension under zinc hipped roof to provide bedroom and ensuite.
4. 10m deep part two storey, part single storey rear extension to provide utility and gym with bedroom above and roof terrace beneath a slate covered gabled roof.
5. Between the two extensions wording described in 3 and 4 above, construct 12m x 10m contemporary design family room under a flat green sedum roof incorporating a glazed lantern replacing conservatory building.
6. Construct 10m x 6m hipped roof garden outbuilding for ancillary studio use to main house.
7. Construct zinc covered veranda along the length of the principal façade of the main house.

2.2 The alterations and enlargement of the main house will involve the use of the following external materials and finishes.

- Natural rubble stone facing on all walls on the main house.
- Blackened horizontal feather edged larch boarding on garage wing.
- Pink coloured cement render on the extensions.
- Natural slate on house and two storey extension.
- Zinc roof covering on part of single storey extension and veranda.
- Oak framed windows on all elevations of main house.
- Black metal windows and doors to kitchen extension.
- Black painted rainwater goods.
- Cedar shingle tiles on garden outbuilding.

### **3.0 Planning Policy Considerations**

- 3.1 The site lies within the built-up centre of Henton, Albeit in Planning Policy Terms, Henton is not a recognised settlement suitable for new house building. The site does not lie within a Conservation Area and neither it, nor surrounding buildings are Listed. The site lies in Flood Zone 1.
- 3.2 The proposed solely relates to alterations and enlargement of an existing dwelling. Consequently, the only relevant policy of the Development Plan Policy (Mendip Local Plan Part 1 Strategy and Policies) is Policy DP7 concerning the design and amenity of new development. The Policy requires New Development to be a) of a scale, mass, form, and layout appropriate to the local context; b) protect the amenity of neighbouring buildings and land uses.

#### 4.0 The Case for Granting Planning Permisson

4.1 The existing house was remodelled twenty years ago to achieve a 'Georgian' style property. It was not very well executed. The proposal rethinks the design style of the property which is more akin to the Edwardian period suggested by the window and veranda design. The increased roof pitch results in improved building proportions. The newbuild side extension is deliberately of different materials and scaling from the main house and architecturally this works well. The raised height of the main roof is approximately in line with the ridge height of neighbouring 'Marlborough House'.



Neo- Georgian style of the existing house



Conservatory and building to the right to be demolished and replaced with new building.

- 4.2 The footprint area of the rear extensions is extension, but it is well articulated using different roof forms and materials.
- 4.3 The development does not encroach any closer to the side site boundaries and is wholly contained behind the existing building façade.
- 4.4 None of the rear building additions are visible for the public domain. The changes to the principal façade will only be glimpsed from Ford Lane and will not conflict with the reproduction Georgian styled neighbouring property known as 'Marlborough House'.



Only view of Furlong House (in background) from Ford Lane seen in the context of the similarly styled Marlborough House.

- 4.5 The building works are judged to enhance the architectural quality of the building and from the glimpse from the public domain, the impact is wholly beneficial.
- 4.6 For these reasons, the development accords with the design principals set out in Policy DP7 1(a)

- 4.7 In respect of residential amenity, the land to the west of the site is non- residential and former farm buildings.



Adjoining disused farmstead to the west of the site

- Consequently, there are no privacy issues arising from the first-floor window facing these farm buildings. The increased massing of the building proposed along the western boundary is sufficiently distant from the nearest dwelling which lies on the Wells Road, some 30m distant.
- 4.8 'Marlborough House' is the nearest dwelling to the development. As stated above the raising of the roof of the main dwelling will match that of this neighbour. The 1m raising will result in a marginal increase in late afternoon shadowing to the side garden of this property.
- 4.9 The other building works along the neighbour's boundary a single storey. With a ridge height of only 3.5m, would barely be seen above the 3m high boundary evergreen hedge.
- 4.10 For these reasons, the proposal also accords with Policy DP7 1b.
- 4.11 The proposed garden studio outbuilding is to be used for incidental uses to the main house. It is located within garden (curtilage) of Furlong House, is 2m from the property boundary and 5m in height.



Existing garden shed replaced with garden studio building.

- 4.12 The application is not supported by an Ecological Evaluation for two reasons. First, the building works are constructed with the manicure gardens of this property involving no loss of vegetation. Second, the existing roof of the house and garage have already been gutted and consequently it has no bat roosting potential.



Removal of ceiling of roof void in main house





And in garage attic space

## **5.0 Conclusion and Formal Request**

- 5.1 Furlong House is a late 20<sup>th</sup> Century property which has been much altered and extended over the past three decades.
- 5.2 It occupies a recessive location and not prominent in the street scene nonetheless, the proposed alterations, which is significant in extent and scale, results in a building having a coherent style and of good architectural quality appropriate to its context.
- 5.3 The proposal has no harmful effects on residential amenity of neighbours and no reasons have been identified to withhold the granting of planning permission.