



Bourne Valley Associates Ltd

**Planning Statement**  
**For a replacement garage**  
**At**  
**Bailiffs Cottage, Kimpton, Hampshire, SP11**  
**8PH**

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## 1. Introduction

This statement accompanies and supports a planning application made to Test Valley Borough Council seeking planning permission for a replacement garage within the curtilage of a listed building. This application is submitted by Bourne Valley Associates, acting as agent on behalf of Mrs Celia Fielder, who owns the cottage.

## 2. Site Context

### 2.1. Site location

Bailiffs Cottage is located in the village of Kimpton, within an edge of settlement to countryside location. Figure 1 shows the application site's geographical context, being accessed off an unclassified dead-end private road. The location plan is formally submitted as Drawing 04600-00 A, Sheet 01.

The site of the existing garage to be replaced is to the rear of the dwelling.

The dwelling itself is listed, and the site is located within the Conservation Area.

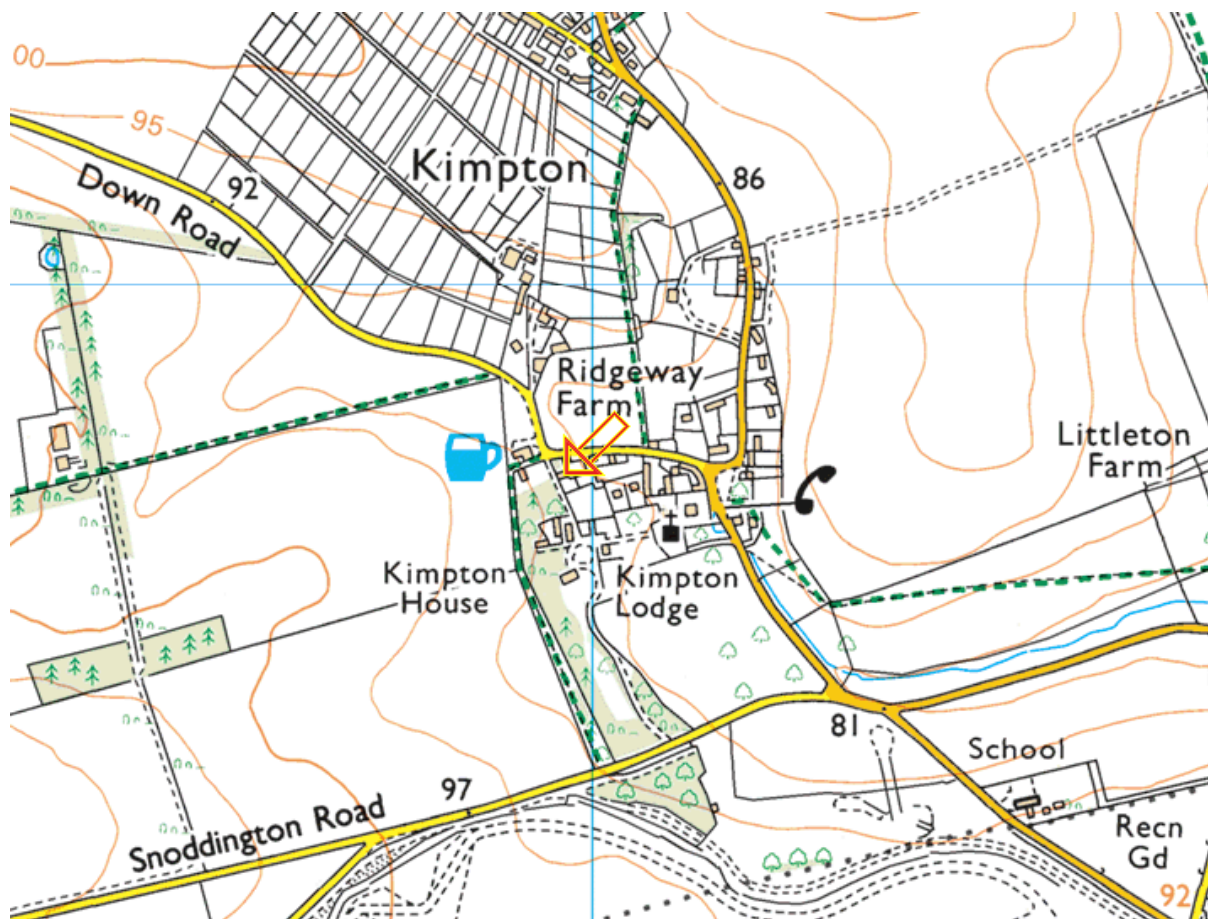


Figure 1 Bailiffs Cottage Location

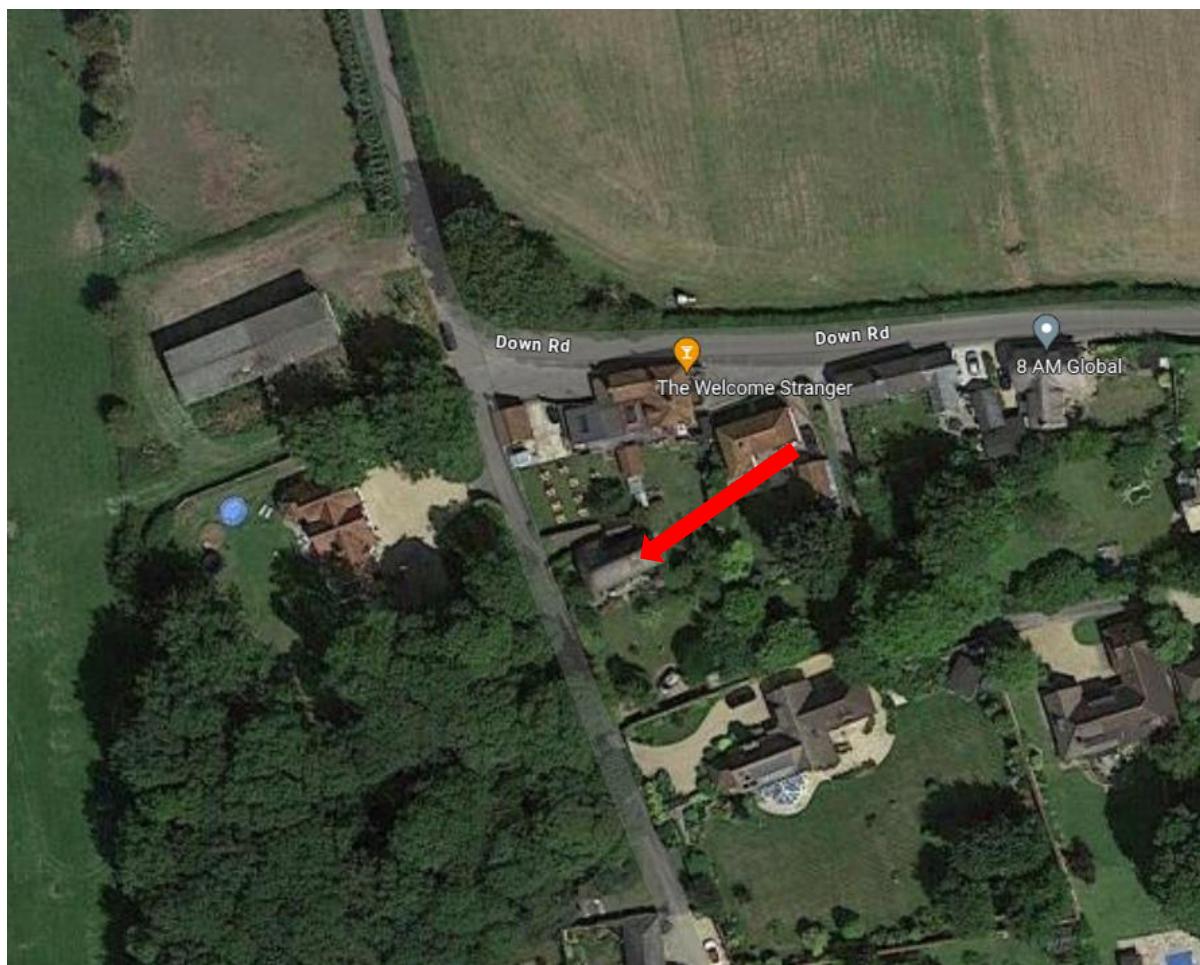


Figure 2 - Aerial photograph of the site

## 2.2. Planning History

- Raise height of chimney by 300mm and insertion of new lead flashings Bailiffs Cottage Down Road Kimpton Andover Hampshire SP11 8PH Ref. 09/00475/LBWN | 2009 | Status: Decided
- Raise height of chimney by 300mm 09/00474/FULLN 2009 | Status: Decided
- Fell - 1 Spruce and 1 Yew tree. Crab Apple - dead wood. Ash - reduce in height by up to 50%. Ref. No: 05/00012/TREEN 2005 Status: Decided

## 3. Heritage Assessment

Listing Entry:

Cottage. Late C18. Flint and thatch. Front (south) of 2 storeys, 3 windows. Roof gabled to the east, hipped at the west, & catslide to part of the rear. Flint walls with brick quoins, cambered arches to the ground-floor, plinth. C20 casements. Boarded door within an open porch, with gabled thatched roof on posts. Listing NGR: SP2884345580

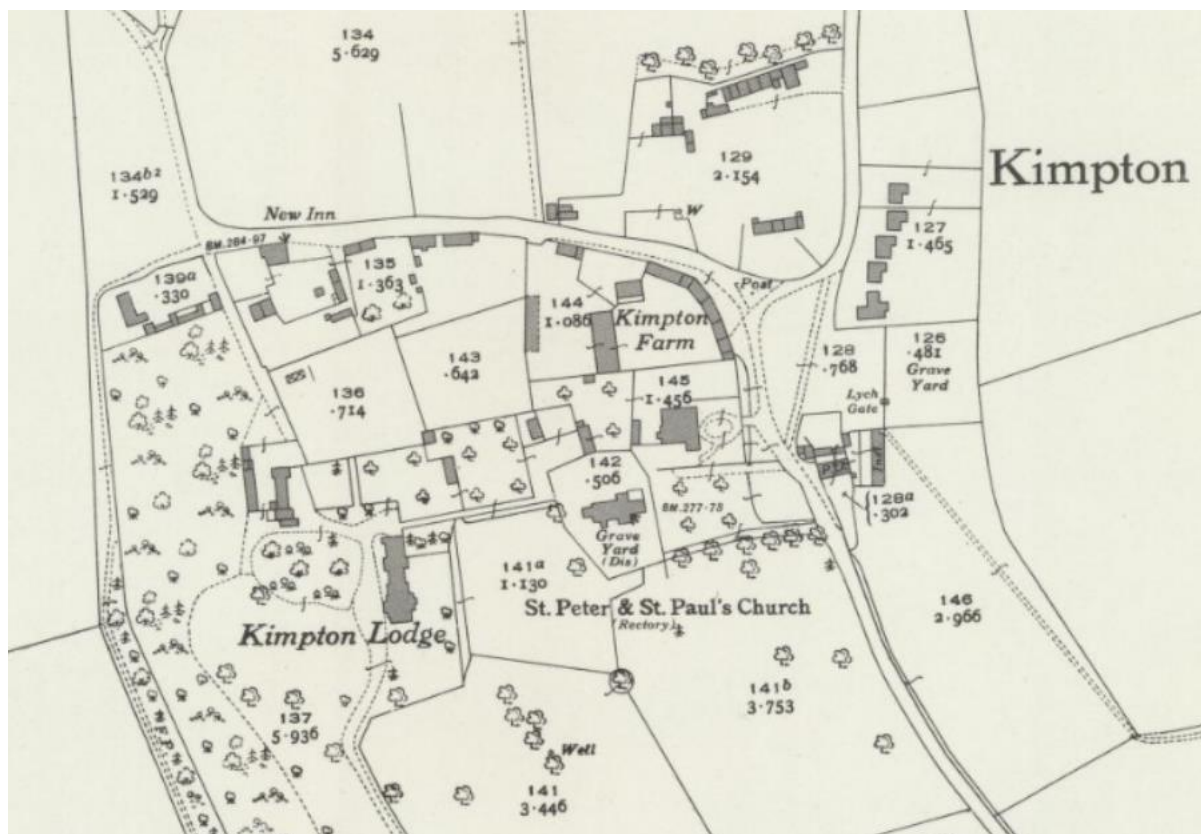


Figure 3 - Hampshire and Isle of Wight XXIII.1 Revised: 1940, Published 1946

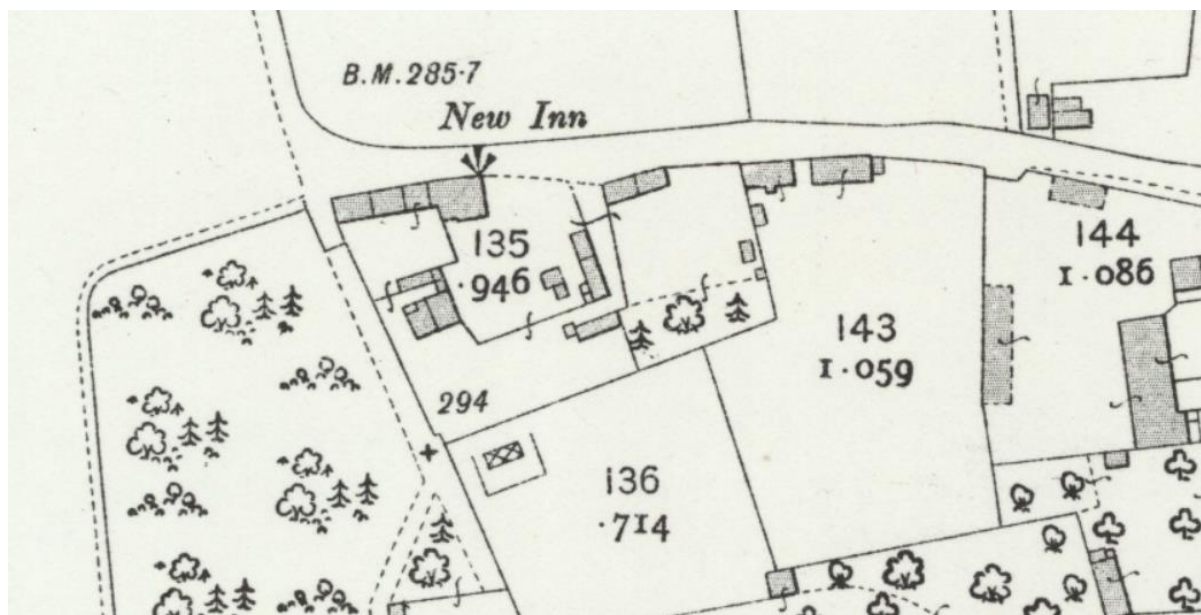


Figure 4 - Hampshire and Isle of Wight XXIII.1 Revised: 1909, Published: 1910

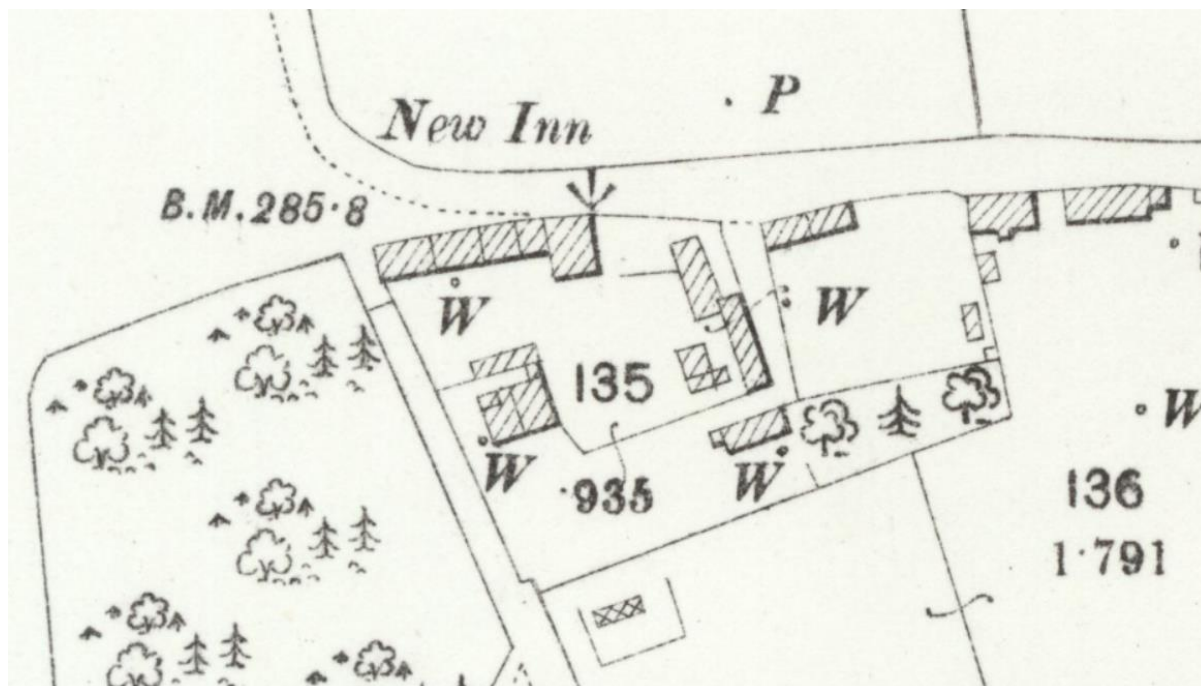


Figure 5 - Hampshire and Isle of Wight XXIII.1 Revised: 1894, Published 1896

The earliest map showing Bailiffs Cottage in detail is the Tithe map of c.1894 which shows the house on the south side of The New Inn group of buildings which face onto the road. (Figure 5). Immediately behind the house was a connected, presumably ancillary, buildings The garden of the house lay to the south-east.

Relatively little change is shown on the Ordnance Survey of 1909 (Figure 4). The main alterations appear to be the removal of the ancillary building to the rear of the house by 1940.

The existing garage is a later edition, however planning history does not indicate a date for this.

## 4.0 Proposal

### 4.1 Replacement Garage Design

A Heritage Appraisal shows that the rear elevation has had considerable alteration and historically there was an extension/ancillary outbuilding to the rear. As a result of the Appraisal, it is proposed to replace the existing poor quality garage, and provide the new garage within the same footprint, where currently there is built form.



*Figure 6 - The existing garage*

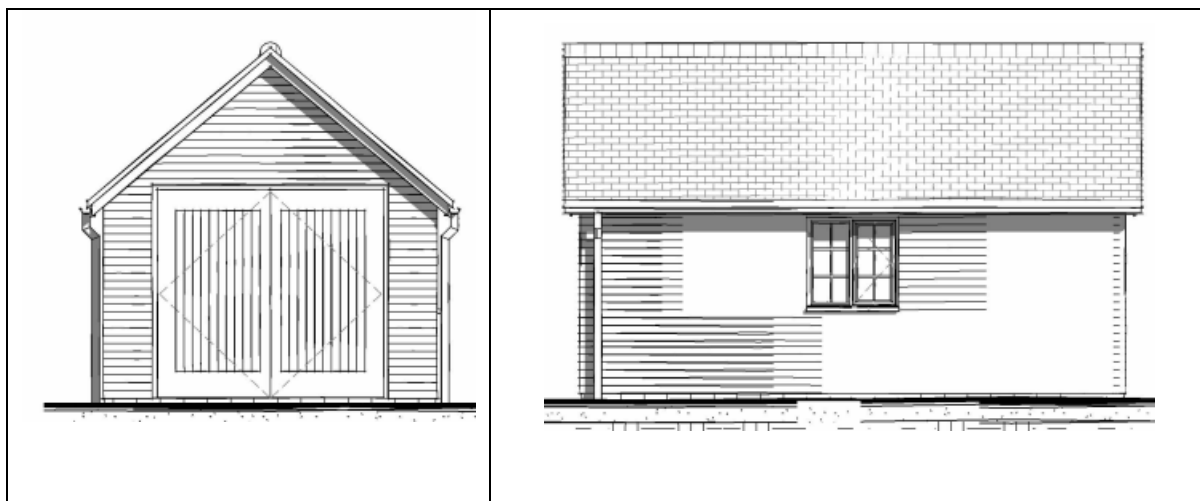


*Figure 7 - Photograph of the rear elevation showing the existing garage in situ*



#### **4.2 Amount and scale**

It is proposed to replace the existing garage with a modern alternative of a similar scale. The materials proposed will be a high-quality plain clay tiled roof with a brick course and timber elevations.



*Figure 8 Proposed Elevations*

#### **4.3 Impact on the Character of the Listed Building**

The existing poor-quality garage will be removed which currently detracts from the historic significance of the listed building. However, looking at the history of the building there has always been built form to the rear, therefore it is considered appropriate to replace the building with a modern alternative within a similar footprint.

#### **4.4 Appearance and Impact on the Character of the Area**

The only public view of Bailiffs Cottage and a small amount of the existing garage roof is between the public house buildings on Downs Road (Figure 9). This is a very fleeting view and not a dominant feature. The proposed garage being of a similar scale but high-quality materials will be an improvement





**Figure 9 - Proposed elevations of the garage/workshop**

The fact that the proposals will not facilitate the need for any tree or hedgerow removal means that no other environmental issues will arise. The parking will not be altered from the existing situation. The property benefits from a well-designed access onto a private drive at present.

#### ***4.5 Effect on Amenity of Neighbouring Properties***

The garage/workshop replaces an existing structure of a comparable scale, it is small scale and whilst it will be near the boundary, it will not be within close proximity to the neighbouring dwelling. The neighbouring properties will not see a discernible change, so despite being on the boundary it will not be materially overbearing or materially overshadowing.

There will not be any windows on the boundary elevation so no overlooking will occur.

The neighbours will have a view of the garage roof; however, it is considered that the private amenity of neighbouring properties will not be materially harmed by the proposals.

### ***5. Flooding***

The red line site for the house is within flood zone 1, a Flood Risk Assessment is therefore not required.

### ***6. Ecology***

We have considered the potential of bats within the garage. We contend that the bat survey is not necessary due to the type of construction of the garage. The garage is Fibre cement corrugated cladding Roof - 40 degree Fibre cement corrugated cladding, and is unsuitable for a bat roost. Figure 6 shows the garage structure. Therefore, no Phase 1 habitat survey has been undertaken.



## **7. Planning Policy Review**

### **7.1 Introduction**

This part of the planning statement seeks to review whether the proposals of the planning application accord with policy. Under the “plan-led” approach of the English planning system, proposals should accord with the development plan, which encapsulates policy from governmental through to site-specific level. This is detailed in Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, there is an examination of the implications of Government policy, specifically through its National Planning Policy Framework; and to local policy, both statutory and non-statutory. The statement considers how development proposals either accord with policy or there is a justifiable exception to policy. In this case, the local policy is set by Test Valley Local Plan.

### **7.2 The National Planning Policy Framework**

In September 2023, the Government published its revised National Planning Policy Framework (NPPF), which sets out the Government’s policies for England and how it expects them to be applied. This section of the statement sets out elements of the NPPF pertinent to this application, and considers whether the proposals are consistent with the document and its principles.

For decision-taking this means:

#### Achieving sustainable development

- a) 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 to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; In this case, the applicant will increase the value of the property and will use local businesses and trade to complete the work; *and*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; In this case the applicant will have the facilities to accommodate their family members needs comfortably; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. The garage would have a negligible impact on the environment as the important ecological features of the site will be retained.



## Part 6 – Building a strong, competitive economy

“83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside;” These proposals will involve the employment of local people and businesses to construct the garage.

The NPPF within section 15. Conserving and enhancing the natural environment. At para 170 states: (relevant parts only):

*‘Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

This proposal will utilise an area already used as a garage within the garden so no harm will occur to any wildlife, and biodiversity will be protected and retained.

## Achieving well-designed places

The revised NPPF has a specific section on good design – more attention is paid to this aim than in previous policy. Paragraph 127 includes the following:

*“Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*



*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;...”*

The proposals will fit into an existing residential dwelling, and the character of the dwelling will be retained by utilising an area of the curtilage with limited historic significance.

### Heritage Assets

Chapter 16 of the National Planning Policy Framework sets the national policy context for considering development proposals that affect heritage assets. Paragraph 193 states that 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. 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 194 states that any harm to or loss of the significance of a designated heritage asset should require clear and convincing justification. 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 optimum viable use (paragraph 196).

An assessment the significance of the listed building has been carried out and it was concluded that the site of the garage has always had some form of built form within it and is a less important aspect of the building, and therefore the most appropriate position. The garage is of a good design and form, replicating windows and materials within the property.

### Summary of review of the NPPF

The proposals would accord with policy at the national level across the full, relevant range of topics.

### **7.3 Local Planning Policy – Test Valley Local Plan**

Within Test Valley Borough Council, the adopted Local Plan, covering the period from 2011 to 2029 is the most weighty planning policy document. This site is set in the defined settlement of Andover.

The central policy is that giving a presumption in favour of sustainable development (Policy SD1), and we argue that this development would be sustainable and not lead to any significant adverse impacts that would outweigh benefits. The principle of development is acceptable in accordance with Policy COM2: Settlement Hierarchy whereby within the settlements identified in the Policy the principle of development and redevelopment will be permitted provided that it is appropriate to the other policies of the Revised Local Plan.



The main policy on design is contained in Policy E1 - High Quality Development. Many of its criteria are not relevant to the construction of domestic extensions/outbuildings, but it does include a list of relevant criteria, as follows:

*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.

Within the section on Design in this Statement we have demonstrated that the proposed garage accords with the above criteria.

The proposal will need to accord with Policy T2: Parking Standards, which states that;

‘Development (including change of use and conversions) will be required to provide parking in accordance with the standards set out in Annex G.’

Parking at the property will not be altered. There is a driveway and other garage for parking of cars.

Designation of a conservation area, listed building, or scheduled ancient monument does not preclude the possibility of new development and the council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations. Such alterations will only be acceptable where they are consistent with the conservation of a heritage asset’s significance. Consequently, it is expected that development will be of the highest standard in order to maintain and enhance the quality of the area or building, and be sensitive to its character and appearance. In considering applications for new development in such areas, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context.

Accordingly, we argue that the proposals comply with both national and local policy.



## **8 Conclusion**

The proposed replacement garage will provide the family with much needed additional external storage. The design has taken into account the building's historical significance, and the location of the garage has followed on from the heritage appraisal's advice, locating the garage on the part of the building with limited historical interest. The garage will be constructed of high-quality materials, appropriate to the buildings historical character.

The proposals will not harmfully affect, either directly or indirectly, any designated landscape, building, wildlife sites. No trees or hedges will be removed under the proposals. Overall, the development accords with policy and constitutes sustainable development.