

Heritage Statement

Proposed Changes to Garden, March 2024
Rose Cottage, Green Lane, Swanmore, Hampshire SO32 2UQ
Grade II Listed in 1987, Listing NGR: SU5817917450



Planning Portal Reference: 12833375 “Changes in garden to adjust flint wall, install greenhouse, swimming pool, solar panels on rear garage roof and new well cap.”

Contents:

- 1) The listing taken from Historic England Listed buildings register
- 2) Overview and Photographs of Rose Cottage
- 3) Photographs and Summary of curtilage
- 4) The Design Approach
- 5) Notes on South Downs National Park Local Plan Policies
- 6) List of supporting drawings and documents
- 7) Pre-Application Advice (case SDNP/23/04267/PRE of 22 November 2023) and emails

1) The listing taken from Historic England Listed buildings register

Location

Statutory Address: ROSE COTTAGE

The building or site itself may lie within the boundary of more than one authority.

County: Hampshire

District: Winchester (District Authority)

Parish: Swanmore

National Park: SOUTH DOWNS

National Grid Reference: SU 58184 17448

Details

SWANMORE UPPER SWANMORE SU 51 NE 4/27 Rose Cottage 20.2.87 II

House. Late C18. Walls of brickwork in blue headers, with flush red quoins and rubbed cambered arches (with flat extrados), bands below cills of Flemish bond with blue headers, 1st floor flush band of blue headers, red brick dentil eaves. Tile roof. Symmetrical south front elevation of two storeys three windows (centre blank, with stone plaque incised WR 1770). C20 casements. Boarded door in a plain frame, with canopy on brackets. At the east side is a garage block, in matching style.

Listing NGR: SU5817917450

Subsequent projects

W9820/1 Two Storey side extension and double garage granted 24th June 1987 replaced the East side garage block.

SDNP/19/04192/HOUS & SDNP/19/04193/LIS granted 2019 and built in 2020 replaced C20 structures to rear of house with new kitchen and bedroom in similar footprint.

SDNP/23/00998/LIS granted 2023 to replace certain modern windows.

2) Overview and Photographs of Rose Cottage

Rose Cottage is a brick-and-tile property of 2 storeys set back from the roadside in Upper Swanmore. The property is a Grade II listed building whose decorative frontage and rear cat-slide roof are elements that positively contribute to the buildings special interest. A modern 1.5 storey side extension, granted planning consent in June 1987, wraps around the North and East elevations under a hipped tiled roof which replaces the garage block mentioned in the listing. A modern single storey brick and tiled addition granted planning consent in 2019 projects out to the rear.

The house appears to have been built in 1770 and records suggest this is around the time when land was inherited by William Ryves from his father. For a period in late C19 the house was in the ownership of the Swanmore Park estate and used as a farm workers cottage until the estate was sold in 1935. It was purchased by the current owners in 2019.

Front view of house from public road



East view from public road
towards house and garden



West view from public road
towards west garden and house



Note this application is for garden and curtilage only no changes are proposed to house.

3) Photographs and Summary of Curtilage

Aerial View of house and garden showing location of key items of existing curtilage.



Garage

Flint Wall

Well

Brick Path

Greenhouse

Shed &
Coal Store

3.1) Historic flint wall running to east and north of property.



The wall is built from local knapped field flint, semi-coursed with lime mortar, topped with brick. There are four access points through the wall, the one subject of this application was created circa 1987 to provide access from the rear garden to front garden. The other three may also have been created at the same time. Access areas are bounded by brick edges.



3.2) Existing wooden greenhouse to West side of house.



Greenhouse is at end of its useful life.

Propose to replace with larger aluminium greenhouse on brick base in different location.

Built on concrete base which forms a large storage tank for rainwater from gutters of Rose Cottage.



View of water tank below existing greenhouse.

Plan to retain concrete base as rainwater tank and fit with pump for summer watering.

3.3) Existing concrete well cap with cast iron access panel.



Concrete is ugly and deteriorating badly, which poses a serious safety concern.



View of the well beneath cap. Upper portion is set with knapped flint and is visibly in good condition.

Well depth recently measured at 160 ft with water visible.

As the well is currently hidden, a new glass cap is proposed so it can be seen and enjoyed.

3.4) Other Curtilage



Coal store with peg tile roof,
no changes proposed.



Brick and wood shed with peg tile roof,
no changes proposed.



Historic brick path runs west from front
of house.

No changes to brick path are desired, it
provides good structure to the garden
layout so is to be kept unchanged, but its
route had to be taken into account when
selecting the location for new
greenhouse in order to keep the
greenhouse clear of the path.



Garage to east of house, viewed from public road.

Built in 1987. Flint & brick walls and peg tile roof.



View of proposed location of new greenhouse. This location has been influenced by pre-application advice (case SDNP/23/04267/PRE of 22 November 2023) to move it away from public road.

Historic path to front of picture provides limit to location of greenhouse.

Currently short mown lawn, natural hedges to south and east.



View of location of proposed swimming pool.

Currently short mown lawn.

4) The Design Approach

The intent is to improve existing features and add new facilities to the garden to increase enjoyment of the property, respecting and preserving the significance of the listed building and curtilage, and appropriate to the rural setting inside the SDNP.

Pre-Application Advice (case SDNP/23/04267/PRE of 22 November 2023) has been sought and this design approach has been prepared taking into account matters raised therein.

It is requested that where possible full permission be granted without requirement to discharge conditions so that works may commence immediately on all items except the swimming pool which will have detailed design and drawings at a later date but to be located exactly as proposed with, paving and landscaping exactly as proposed and not to exceed the size proposed in this application.

4.1 Revise Gap in Flint Wall

One of the four access gaps in the historic flint wall is located to the rear of the house and provides stepped access between front and back areas of the garden. Following the 2020 build (SDNP/19/04192/HOUS and SDNP/19/04193/LIS) this gap has been found to be in non-optimal location as illustrated below.



To make this access point more easy to use and more aesthetically pleasing it is proposed to move it 4 metres to the west. Drawings illustrating this are attached as document 2 plan view and document 3 elevation B-BB.

It is noted in Pre-Planning advice that the old access point should be appropriately made good using matching flints, coursing, appropriate mortar, pointing joints and matching ratios of flint and mortar, and if bricks are required to the new entrance, that they should be appropriate to the age of the wall.



Therefore it is proposed to take down section of wall shown here to open new gap, and to use flints removed from this location to fill old gap.



If additional field flints are required plenty more are available from a collapsed wall elsewhere in Rose Cottage garden.

A conservation and restoration expert quoting for the job advised that the quantity and quality of these stones, some of which are already knapped, will be suitable and the fact they are local makes them an ideal match for the wall.

A skilled flint wall restoration specialist will be employed to rebuild with matching lime mortar, coursing and same ratio of mortar to flint as the existing wall. Existing weathered bricks on top of wall and at vertical edges to gap and for the steps will be reused.

Quotes have been obtained from specialists in flint wall restoration and are attached as document number 5. A short summary of their methodology is included in quote.

4.2 New Greenhouse

The existing wooden greenhouse on concrete base to west of house is at the end of its life. As the present owners enjoy gardening it is desired to replace this with a larger aluminium greenhouse on a brick base giving greater growing capacity. The location of the current greenhouse is not suitable for a larger unit so a new location in the “productive garden” area to the south west of the house adjacent to existing vegetable beds is desired.

As the old greenhouse would be removed, the proposal is “one for one” replacement of built structure in the SDNP. The concrete base below the current greenhouse would be retained as it forms a large rainwater reservoir fed from the gutters of the main house, this is to be fitted with a pump for watering garden in summer.

Propose to erect a locally manufactured Alitex “Tatton” Victorian style aluminium greenhouse on brick base as it is considered a style in keeping with a rural cottage setting.



Manufacturer’s sales illustration of “Tatton” model on Cassandra multi-brick base shown here.

Detailed manufacturer’s drawings of the greenhouse and brick base are included as document 4.

Following concerns raised in pre-application advice about the positioning of the greenhouse, its proposed location has been pushed away from the public road and sunk slightly, both measures making it mostly hidden from public sight. A soft pastel colour “Woodsage / Pebble Grey RAL7032“ has been chosen to blend in with surroundings. Drawings of the greenhouse location are shown in document 2 plan view, and document 3 elevations C-CC & D-DD illustrating it being slightly sunk compared to current ground level.

Greenhouse base to be built with 450mm wide x 450mm deep trenched strip foundations. Trenches will be filled with monolithic steel reinforced concrete nominally 450mm wide x 300mm deep. Brick style and colour ”Kassandra multi-brick” is proposed to be in keeping with existing Rose Cottage brick styles and colours. Inside floor of greenhouse to be paving bedded and pointed in with mortar in the middle and to outer edges where plants will stand, existing soil covered with a permeable membrane and 30mm of washed pea shingle.

External area to greenhouse to be made into oak sleeper raised planting beds for fruit and vegetables as illustrated in documents 2 and 3. This will result in more variation of planting to attract insects and other wildlife compared to existing lawn in that area.

4.3 Swimming Pool

To expand enjoyment of the property the current owners would like a swimming pool and associated patio area. It is desired to locate this in a private area, discrete and not overlooked from public locations or neighbouring properties, and to shield this area both from view and from wind by enclosing much of it in medium level natural hedging and other planting to create a pleasant sheltered environment.

The only viable area to accommodate this is to the north of the house on an area that is currently lawn. Drawings of the proposed pool area including hard and soft landscaping are included in document 2 plan view, and document 3 elevations A-AA & B-BB.

The ground to the north of the house slopes gradually upwards away from the house. As illustrated in document 1 topographical survey and document 3 elevation A-AA. In order to accommodate the pool with a level patio area and suitable drainage characteristics a flat area higher than the existing bottom of the historic wall is required. So that no changes to the soil level are required against the wall, a gap has been left between the wall and the start of the flat pool area which will be stepped up with wooden sleepers and planting.

In line with pre application advice the 'plant equipment' to support the pool would be located inside the existing garage with services running underground to the pool. Therefore no new above ground structure would be required.

As illustrated in the document 2 plan view, the Swimming pool to be surrounded on its sides by new natural hedging with a gap looking north to take advantage of good long distance views in that direction. Planting schedule per document 2, Approx 28m length of hedge, native yew planted at 80-100 cm, 2.5 per m so approx 72 plants. Native Shrubs in variety 0.5 per m², Herbaceous in variety 3 per m². Pool patio to be natural stone paving.

Additional trees (one Copper Beech, one Pin Oak & two Tilia Palida) are to be planted in field to north of house to become mature specimens in future, framing view north towards Swanmore Park House, illustrated in document 2.

4.4 Solar panels on rear garage roof

Both to support the heating of water in the swimming pool in summer months, and for household energy needs year-round, following good environmental practice it is desired to have solar panels on the property.

As Rose Cottage is Grade II listed it may be inappropriate for panels to be attached to house or visible from public areas. This leaves few options on buildings for solar panels, and unfortunately none facing south. Although not ideal the north roof of 1987 built garage is the only location which is not on the Grade II listed house and cannot be seen from the road or from the house, it is well hidden. Proposed 6 panels, 12m², 4kw standard domestic. Location of panels illustrated in Document 2 plan view.

4.5 New Well Cap

Rose Cottage has a beautiful 160ft well in good visual condition but unseen as it is hidden under unsightly modern concrete capping with a cast iron cover.

Existing concrete capping is deteriorating, there are safety concerns.

The current owners wish to bring this historic feature into view so it can be enjoyed, and to reveal and enhance its significance, and to protect the historic asset for the future.

Propose to remove old concrete cap, stabilise top of flint lining and fit new glass cap surrounded by patio slabs at same level, plus low intensity downlighting. Document 2 plan view of garden shows the proposed well cover surrounded by patio.

The glass cap is planned to be supplied and fitted by Oxfordshire Glass (<https://oxfordshireglass.com/well-covers/>) who specialise in glass well covers including historic settings, and have completed over 1000 installations.

Cap to be made from Pilkington 'low-iron' 'Optiwhite' glass with a distributed load rating of min 1.5 Kn/ms per BS 6399. The glass cap will to be seated within a mild steel frame, shot-blasted, zinc primed and powder coated to light grey RAL 7001. To minimise condensation 4" diameter air vents to be installed around the well to allow moist air to vent into the atmosphere. Internal well lighting to be 'LED'-type, power supplied from the house.

Paperwork supplied by Oxfordshire Glass giving further details is included in the application, document Number 6.

Example of glass well cap surrounded by patio



Oxfordshire Glass Steel frame



5 Notes on South Downs National Park (SDNP) Local Plan Policies

Policy SD25(2) development outside of a settlement boundary is only acceptable in exceptional circumstances and where it accords with the policy requirements identified under SD25(2).

- This application involves alterations on a previously developed site by virtue of the existing property so it is believed this would accord with SD25(2)(d).

Policy SD31 places a limit on proposals which would increase the gross internal area of the existing dwelling by no more than approximately 30%, except in exceptional circumstances.

- This application involves no change in the internal area of the existing dwelling.
- This application involves no additional structures in the SDNP as the new greenhouse replaces an existing one that will be demolished and the pool plant equipment will be located inside the existing garage as per pre-application advice.

Policy SD13 outlines that development proposals affecting a listed building or its setting will be permitted where they preserve and enhance the significance of the listed building and its setting.

Policy SD12 outlines that development proposals will be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.

- The application seeks to preserve the significance of the curtilage historic wall by modifying it and rebuilding using matching local field flint work, coursing & lime mortar and using a specialist in flint wall construction.
- The application seeks to enhance the historic 160 ft deep well by making it visible so it can be enjoyed whilst being safe and secure for the future.

Policies SD5 and SD31 require proposals to have regard for the amenity of neighbouring properties.

- The application involves works located away from neighbouring dwellings and not visible from public areas so the proposed development will not cause any adverse impact on residential amenity either by overlooking, loss of light or through the creation of an overbearing structure.

Dark Night Skies/ SDNP International Dark Skies reserve

Seeks to reduce any light pollution associated with new development.

- The only lighting proposed is downlighting in the well so that it can be seen and enjoyed.
- No new upward light pollution.

6) List of supporting drawings and documents

- 1 Existing Topographical survey of Garden
- 2 Plan View of Garden showing new proposals
- 3 Elevations showing greenhouse and swimming pool in situ
- 4 Alitex Tatton Greenhouse plan and elevations
- 5 Conservation and Restoration quote for wall
- 6 Oxfordshire Glass well cap information

7) Pre-Application Advice (case SDNP/23/04267/PRE of 22 November 2023) and emails

see over

Mr Ian Ford
Rose Cottage
Green Lane
Swanmore
Southampton
Hampshire
SO32 2UQ

Our Ref: SDNP/23/04267/PRE
Contact Officer: Nicola Van Wunnik
Tel. No.: 01962 848233

22 November 2023

Dear Mr Ian Ford

PRE-APPLICATION ADVICE

Applicant Name: Mr Ian Ford

Proposal: Changes in garden - remove old wooden greenhouse, erect a larger victorian style aluminium greenhouse in a different location close to the vegetable plot. Swimming pool to rear of the house. Move opening and steps in flint and brick wall, move opening to the west by approx 4 metre

Site Address: Rose Cottage, Green Lane, Swanmore, Southampton, Hampshire, SO32 2UQ

Thank you for your correspondence received 6 October 2023 seeking pre-application advice.

Executive Summary

In accordance with the advice of the planning officer below, the principle of the works is likely to be supported, subject to consideration of the points raised below.

Planning Policy

The main policies relevant to this proposal are SD4, SD5, SD12 and SD13

Planning Assessment

Site Description and Proposal:

Rose Cottage is a grade II listed building in the village of Swanmore within the South Downs National Park. The back garden is within locally listed Swanmore Park, the boundary of which is the flint curtilage listed wall dividing front and back garden. It is within a small historic hamlet, but the only other listed building within this small cluster of houses is across the track to the South West.

This pre-application seeks planning advice with regards to the erection of an aluminium greenhouse, installation of a swimming pool and alterations to the flint and brick wall.

Comments from Historic Environment Office and Landscape Architect have been incorporated
Planning Applications, Winchester City Council,
PO Box 497, City Offices, Winchester, SO23 3DD
Tel: 01962 848185 Email: sdplanning@winchester.gov.uk

ACKAPP

into the response below. The full consultation responses can be found under consultations.

Principle of Development:

Rose Cottage is located outside of a defined settlement boundary within the South Downs National Park. In these areas there is a general principle of development constraint. Therefore, in accordance with South Downs Local Plan (SDLP) policy SD25(2) development outside of a settlement boundary is only acceptable in exceptional circumstances and where it accords with the policy requirements identified under SD25(2).

Any future extensions/alterations would be on a previously developed site by virtue of the existing property. This would accord with SD25(2)(d). This is subject to the proposal complying with the relevant development plan policies and respecting the local context.

Policy SD31 of the South Downs National Park (SDNP) Local Plan places a limit on proposals which would increase the gross internal area of the existing dwelling (as at 18 December 2002) by no more than approximately 30%, except in exceptional circumstances.

The supporting text to Policy SD31 of the SDLP explains that the purpose of the policy is two-fold. Firstly, to avoid the over-extension of existing dwellings and the adverse impact that this has on the character and appearance of both settlements and the countryside. Secondly, to maintain a mix of homes consistent with Policy SD27 (Mix of Homes) of the SDLP which, amongst other things, seeks to protect the limited supply of small and medium sized homes in the National Park.

The proposed greenhouse would be considered ancillary storage, therefore the proposal would not be at conflict with the underlying purposes of this policy.

Landscape, Design and Impact on Heritage Assets:

The South Downs National Park Local Plan is landscape led. Policy SD4 of the SDLP states that development proposals will only be permitted where they conserve and enhance landscape character. Policy SD5 of the SDLP, seeks to ensure that development makes a positive contribution to the overall character and appearance of the area. Proposals should integrate with the landscape, and should be sympathetic to the setting in terms of height, massing, roof form and materials.

The application site is grade II listed, therefore consideration must be given to the impact of the proposal upon the heritage assets. Policy SD13 of the South Downs Local Plan outlines that development proposals affecting a listed building or its setting will be permitted where they preserve and enhance the significance of the listed building and its setting. Policy SD12 further outlines that development proposals will be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.

The proposal put forward can be broken down as follows:

Replacement Greenhouse

The existing wooden greenhouse would be removed and replaced with a larger traditionally designed greenhouse located towards the southern site boundary. Whilst there would be no objection to the removal of the existing greenhouse, nor to its replacement with a greenhouse of a larger size in a different location, there are concerns about the proposed positioning of the greenhouse, especially given its size and height.

The new greenhouse would be highly visible from the road and it would be far preferable if it was not forward of the front elevation of the main house. Consideration should be given to installing at the rear of the vegetable patch, somewhere in-between the side elevation of Rose cottage and its neighbour. If this can be achieved, there would be no objection to the greenhouse as proposed.

Relocation of opening in wall

It is proposed to move the stepped access in the curtilage listed flint wall west by 4 metres. The current access which was created in the 1980's is proposed to be blocked up. This would require

listed building consent. Provided materials and workmanship is acceptable, this may be able to be supported. This is provided the old entrance is appropriately made good using matching flints, coursing, appropriate mortar, pointing joints and matching ratios of flint and mortar, and if bricks are required to the new entrance, that they should be appropriate to the age of the wall.

This proposed alteration should not harm overall significance of the wall. Details of mortar, bricks, flints and pointing joint would be required as part of a formal application. A flint sample panel may be required, because flintwork is a skill, and it is important it is executed properly.

Swimming Pool

It is proposed to install a swimming pool to rear of the house which is discrete and would not be overlooked from public locations. The pool will be surrounded by paving, and details of this would need to be submitted in any formal application. It is also proposed to carry out landscaping in the form of planting hedges to stop the prevailing wind whistling across the pool. Details of the landscaping would also need to be submitted.

If any plant buildings are required, this too would need to be submitted in a formal application. Locating the plant in the existing garage and running the services underground to the pool would be the preferable option.

There is not likely to be an objection to the pool in principle, subject to detail.

Covering of the well

Whilst on site, the well was discussed. There would be no objection to the removal of the modern concrete capping with cast iron 'drainage' cover, or to a new wall above ground being built to surround the well, but any alteration should require listed building consent.

Impact on Neighbours

SDLP policies SD5 and SD31 require proposals to have regard for the amenity of neighbouring properties.

The proposed works are located away from neighbouring dwellings so the proposed development is unlikely to result in any adverse impact on residential amenity either by overlooking, loss of light or through the creation of an overbearing structure would be at conflict with the purposes of Policy SD5 of South Downs National Park.

Other Matters

Should you wish to proceed with an application the following issues should be taken into consideration.

Biodiversity and Ecology

A planning application needs to demonstrate that it would have a positive impact on the natural environment. The applicant is advised to consult the Ecosystem Services Technical Advice note for advice on how to do this, available on the South Downs National Park website at www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/

Dark Night Skies

The South Downs National Park has been designated an International Dark Skies reserve. As such, it is sought to reduce any light pollution associated with new development. Particular care will be taken where sites are within sensitive areas, for example where located in one of the three core zones of the Dark Night Skies Reserve.

The site is located within Dark Night Skies E1b - Transition Zone. Whilst no external lighting has been proposed as part of this application, any external and internal lighting should be consistent with policy SD8 of the South Downs Local Plan - (See - <https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf> for further advice).

Consultations

Historic Environment Officer

This is a late C18 Grade II listed cottage which was extended significantly circa 1987 and again in 2019. The back garden is within locally listed Swanmore Park, the boundary of which is the flint curtilage listed wall dividing front and back garden. It is within a small historic hamlet, but the only other listed building within this small cluster of houses is across the track to the SW.

It is proposed to remove the existing late C20 timber greenhouse of no significance, and replace it with an altogether larger traditionally designed greenhouse located forward of the front elevation of the house.

There would be no objection to the removal of the existing greenhouse in principle, nor to its replacement with a greenhouse of a larger size in a different location. However, there are concerns about the proposed positioning of the greenhouse, especially given its size and height. It would be far preferable if it was not forward of the front elevation of the main house. Consideration should be given to installing at the rear of the veg patch, somewhere in-between the side elevation of Rose cottage and its neighbour. If this can be achieved, there would be no objection to the greenhouse as proposed.

It is proposed to move the stepped access in the curtilage listed flint wall west by 4 metres. The current access which was created in the 1980's is proposed to be blocked up. This would require listed building consent. Provided materials and workmanship is acceptable, this may be able to be supported. This is provided the old entrance is appropriately made good using matching flints, coursing, appropriate mortar, pointing joints and matching ratios of flint and mortar, and if bricks are required to the new entrance, that they should be appropriate to the age of the wall. This proposed alteration should not harm overall significance of the wall. Details of mortar, bricks, flints and pointing joint would be required as part of a formal application. A flint sample panel may be required, because flintwork is a skill, and it is important it is executed properly.

It is proposed to install a swimming pool to rear of the house. The pool will be surrounded by paving, and details of this would need to be submitted in any formal application. It is also proposed to carry out landscaping in the form of planting hedges to stop the prevailing wind whistling across the pool. Details of the landscaping would also need to be submitted. If any plant buildings are required, this too would need to be submitted in a formal application. Locating the plant in the existing garage and running the services underground to the pool would be the preferable option.

There is not likely to be an objection to the pool in principle, subject to detail. It is not clear without further information, what impact the proposed hedging/planting may have on this area of openness, which contributes positively to the setting of the listed building.

Overall, the principle of the proposals would be acceptable, but slight amendments to the positioning of the greenhouse would be required. Further information in the formal running of an application as set out above would also be required.

Whilst on site, the well was discussed. There would be no objection to the removal of the modern concrete capping with cast iron 'drainage' cover, or to a new wall above ground being built to surround the well, but any alteration should require listed building consent.

Landscape Officer

Observations:

-Swanmore Park (Hampshire Inventory of Historic Parks and Gardens) along the north and east boundaries.

The greenhouse could be visible from the road, the effect on views would be looked at to ascertain whether it is adverse or not; at this stage without a drawing of the proposed greenhouse or up-to-date survey it is difficult to say but likely to have a low possibility of harm to views. The location of the swimming pool is discrete and not overlooked from public locations but is within the boundary of Swanmore Park - the Hampshire Gardens Trust should be consulted. The removal of the old wooden greenhouse would not appear to be detrimental on landscape grounds, however this and making a new opening in the wall (which may have historic value relating to the listed building) may need to be considered by the Historic Environment Officer.

If you pursue a formal planning application please note that the requirements of the South Downs National Park Authority Local Validation List will apply with regard to the information required to be submitted. Further information is available at <https://www.southdowns.gov.uk/planning/making-an-application/local-validation-list/> .

It would be advisable to contact the Building Control department at your Local Authority to check if building regulation approval is required.

Please note that the advice contained within this letter constitutes an informal Officer's opinion and does not prejudice, nor is binding upon, any future decision taken by the South Downs National Park Authority.

Yours sincerely,

Nicola Van Wunnik
Planning Officer
For and on behalf of South Downs National Park

Appendix

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications.

The following Policies and Outcomes are of particular relevance to this case:

- Partnership Management Plan Policy 1
- Partnership Management Plan Policy 3
- Partnership Management Plan Policy 9

National Planning Policy Framework (NPPF) and Circular 2010

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Development Plan

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies

- Strategic Policy SD9 - Biodiversity and Geodiversity
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Strategic Policy SD25 - Development Strategy
- Development Management Policy SD31 - Extensions to existing dwellings, and provision of annexes and outbuildings

End of Document

From: Lucy Orchard-Lisle LOrchard-Lisle@winchester.gov.uk
Subject: RE: Pre-Application Advice for case SDNP/23/04267/PRE
Date: 15 December 2023 at 18:24
To: Ian Ford ian.ford@swanaero.co.uk, SDPlanning sdplanning@winchester.gov.uk

LO

Dear Ian,

Thank you for your email, the drawings, and thank you for taking the time to consider this further. I think the position you have come up with is a good compromise.

I was not necessarily against the greenhouse being forward of the front elevation of Rose Cottage, or being seen from the road. However, it was a bit too far forward in the original layout, and therefore would have been a bit too prominent in the street scene. It would have brought the line of development significantly forward from where it is now. Where you propose now would appear to be a better option, if you are happy with that position too.

I hope that helps.

Many thanks,
Lucy

Lucy Orchard-Lisle
Historic Environment Officer

Winchester City Council
Colebrook Street
Winchester, SO23 9LJ

Tel: 01962 848285
Mobile: 07795 909930
Ext: 2285



From: Ian Ford <ian.ford@swanaero.co.uk>
Sent: Friday, December 15, 2023 1:17 PM
To: Lucy Orchard-Lisle <LOrchard-Lisle@winchester.gov.uk>; SDPlanning <sdplanning@winchester.gov.uk>
Subject: Fwd: Pre-Application Advice for case SDNP/23/04267/PRE

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Lucy,

Following your visit to Rose Cottage and the resulting pre-application advice (attached), we have been considering how we can address your concerns about the proposed location of a new greenhouse.

The advice states: "*there are concerns about the proposed positioning of the greenhouse, especially given its size and height. It would be far preferable if it was not forward of the front elevation of the main house. Consideration should be given to installing at the rear of the veg patch, somewhere in-between the side elevation of Rose Cottage and its neighbour*".

We have looked again at possible locations, including positioning a greenhouse between the side elevation of Rose Cottage and our neighbour Pond Cottage. Having looked at that several times, and also discussed it with Alitex the greenhouse manufacturer, our feeling is that placing it there would bring it closer to the two houses and make a 'busy' arrangement, whereas setting the greenhouse a little forward of the two houses (similar to where we originally suggested, second attachment) feels more pleasing and balanced in terms of the garden layout relative to the two houses, and a better solution for our neighbours.

We are not clear why you would prefer it not forward of the front elevation of the house, but having it near the front hedge we recognise would make some of it visible from the road outside and perhaps you would prefer it to be less visible. So we have come up with a possible location that moves it further back away from the road, including lowering it by about a foot by removing earth in that area, so that when Rose Cottage and greenhouse are viewed from the road it would be mostly hidden by our existing hedges. We think only the ridgeline of the greenhouse would be visible from the road if we did that. I have attached a simple drawing and photograph from the road to illustrate our thoughts.

Could you advise if you think this could work as a solution?

Best Regards,

Ian Ford
Rose Cottage, Green Lane, Swanmore, Hampshire SO32 2UQ

Begin forwarded message:

From: sdplanning@winchester.gov.uk
Subject: Pre-Application Advice for case SDNP/23/04267/PRE
Date: 22 November 2023 at 09:56:38 GMT
To: ian.ford@swanaero.co.uk

Dear Sir/Madam,

Please see the attached response letter relating to your application. This document is in PDF Format and we ask that you contact us by return email should you have difficulties opening the file.

Please can you spare 5 minutes to complete an online survey about your experience of the planning service. Your feedback will greatly help us improve the service we provide to our customers. ~

Note that, whilst we ask for the application reference at the beginning of the survey, this is so that we are able to track back to applications to provide context to the answers given. Neither your name nor any other identifying

information will be matched back to the results.

Many thanks in advance for taking the time to complete this survey.

Please click on the link below to start the survey:

HYPERLINK "<https://www.southdowns.gov.uk/planning-news/comments-complaints/planning-customer-satisfaction-survey/>"
<https://www.southdowns.gov.uk/planning-news/comments-complaints/planning-customer-satisfaction-survey/>

If you have any problems opening the survey link or have any queries about the survey, please email HYPERLINK "CSS-Planning@southdowns.gov.uk" CSS-Planning@southdowns.gov.uk

Best wishes

Winchester City Council

For and on behalf of South Downs National Park Authority

This email and any files transmitted with it are intended solely for the addressed individual. The information in this email may be confidential; if you have received it in error, please accept our apologies and notify the sender as soon as possible, and delete it from your system without distributing or copying any information contained within it. Under UK Data Protection and Freedom of Information legislation, the contents of this email might have to be disclosed in response to a request. We check emails and attachments for viruses before they are sent, but you are advised to carry out your own virus checks. Winchester City Council cannot accept any responsibility for loss or damage caused by viruses.

This email and any files transmitted with it are intended solely for the addressed individual. The information in this email may be confidential; if you have received it in error, please accept our apologies and notify the sender as soon as possible, and delete it from your system without distributing or copying any information contained within it. Under UK Data Protection and Freedom of Information legislation, the contents of this email might have to be disclosed in response to a request. We check emails and attachments for viruses before they are sent, but you are advised to carry out your own virus checks. Winchester City Council cannot accept any responsibility for loss or damage caused by viruses.