

Planning

South Downs National Park Authority
 South Downs Centre
 North Street
 Midhurst
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Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Rose Cottage"/>
Address Line 1	<input type="text" value="Green Lane"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Hampshire"/>
Town/city	<input type="text" value="Swanmore"/>
Postcode	<input type="text" value="SO32 2UQ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="458181"/>	<input type="text" value="117450"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Changes in garden to adjust flint wall, install greenhouse, swimming pool, solar panels on rear garage roof and new well cap

Has the work already been started without consent?

Yes

No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know

Grade I

Grade II*

Grade II

Is it an ecclesiastical building?

Don't know

Yes

No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

This application is for changes to the garden and curtilage only no changes are proposed to the house. Please see Heritage Statement for full description and photographs of existing curtilage and the changes that are proposed.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Other

Other (please specify):

Greenhouse

Existing materials and finishes:

Wooden greenhouse, glass windows, concrete base which forms a large storage tank for rainwater from gutters of Rose Cottage. Greenhouse to be demolished, underground rainwater storage tank to be retained and fitted with pump to use for watering.

Proposed materials and finishes:

The existing wooden greenhouse 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. Propose new Alitex "Tatton" Victorian style aluminium greenhouse on brick base, full drawings are attached. Greenhouse colour Woodsage / Pebble Grey RAL7032 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, physical samples can be supplied. 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. Internal Reservoir 360 litre (80 gallon) capacity, fed from greenhouse gutters, for watering. 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. 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. 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.

Type:

Other

Other (please specify):

Historic Flint Wall

Existing materials and finishes:

Wall is built from local knapped field flint, semi-coursed with lime mortar, topped with brick.

Proposed materials and finishes:

One of 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. To make this access point more easy to use and more aesthetically pleasing is proposed to move it 4 metres to the west. Drawings illustrating this are attached as document 2 plan view and 3 elevation B-BB. Old gap in wall to be rebuilt using same local knapped field flint by skilled flint wall restoration specialist, 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. If additional field flints are required plenty more are available from a collapsed wall elsewhere in Rose Cottage garden, some already knapped. If additional bricks are required suitable reclaimed bricks will be sourced.

Type:

Other

Other (please specify):

Well Cap

Existing materials and finishes:

Well is flint lined with concrete cap.

Proposed materials and finishes:

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. 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.

Type:

Other

Other (please specify):

Swimming Pool

Existing materials and finishes:

No existing pool, proposed location is currently grass lawn.

Proposed materials and finishes:

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.

Type:

Other

Other (please specify):

Solar panels on rear garage roof

Existing materials and finishes:

No existing solar panels. Garage built in 1987. Flint & brick walls and peg tile roof.

Proposed materials and finishes:

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.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Attached are the Heritage Statement, Design & Access Statement, Ecosystems Services Statement and following 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

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes

No

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

SDNP/23/04267/PRE

Date (must be pre-application submission)

06/10/2023

Details of the pre-application advice received

Pre-Application Advice regarding replacing greenhouse, modifying flint wall and installing swimming pool.
Also subsequent emails with Historic Environment Officer Lucy Orchard-Lisle discussing siting of greenhouse.
Copies of all of above included in attached Heritage Statement.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Ian

Surname

Ford

Declaration Date

29/02/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ian Ford

Date

29/02/2024