



SITE LOCATION:

ROBIN COTTAGE, MATTINGLEY



1.0 INTRODUCTION

This design and access statement has been prepared for:

Robin Cottage, Reading Road, Mattingley, RG27 8JZ.

Following initial discussions, our clients requested a thorough analysis of the existing site and appraisal of planning context/ limitations before culminating in possible design ideas.

This householder 'Planning, Design & Access' statement covers an assessment of local character and design of the property, existing and proposed, and nearby built form, the prevailing planning policy and context for the proposals and an analysis of other relevant environmental and sustainability considerations.

It has been prepared with regard to the format recommended within CABI's document "Design & Access Statements".

ROBIN COTTAGE, MATTINGLEY

2.0 SITE LOCATION

The site is situated within the village of Mattingley, a rural area to the North of Hook, Hampshire. The village itself branches off around the B3349, with the centre of the village situated within a cluster of buildings to the South of the site, including a village church and pre-school.

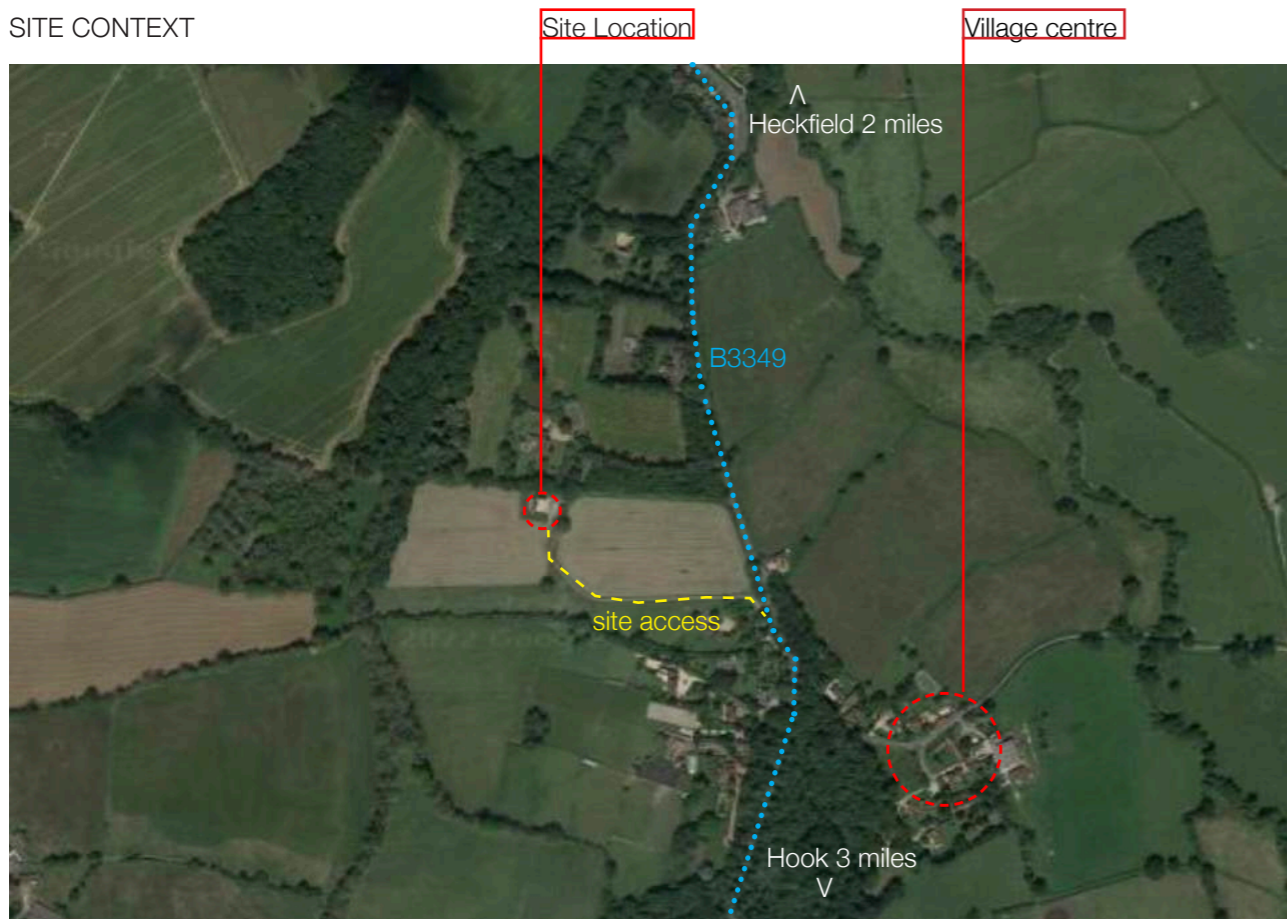
The local vernacular consists of a mix of traditional and modern brick houses, and timber barns, many of which have been converted to dwellings.

The site itself is accessed via a private road off the B3349 that runs alongside a collection of agricultural fields belonging to the property that the site was previously part of prior to its separation. The property present on site is a dwelling that was converted from agricultural livestock sheds.

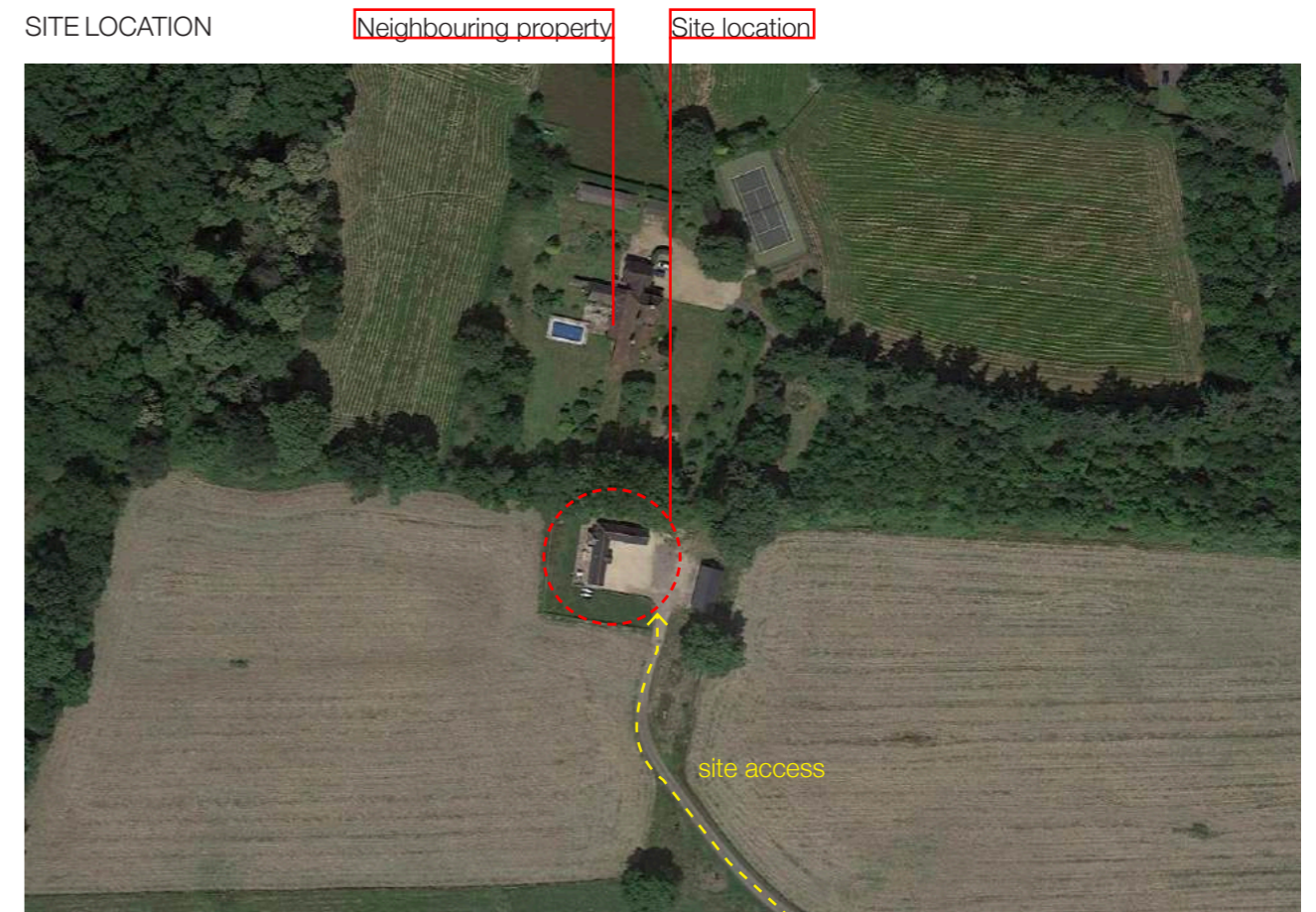
A substantial dwelling resides to the North of the property on the adjacent plot, with large gardens, swimming pool and tennis courts.

The property benefits from a dense planting along the Northern boundary, providing good privacy between the two properties.

SITE CONTEXT



SITE LOCATION



ROBIN COTTAGE, MATTINGLEY

2.1 SITE PHOTOS



SIDE/ REAR ELEVATION OF EXISTING PROPERTY



SOUTH EAST VIEW LOOKING TOWARDS LYNCHMERE COTTAGE



REAR ELEVATION LOOKING TOWARDS NEIGHBOURING PROPERTY



SOUTH WEST VIEW LOOKING OVER ADJACENT FARMLAND



FRONT ELEVATION OF EXISTING PROPERTY



VIEW LOOKING TOWARDS WEST FROM DRIVEWAY APPROACH

ROBIN COTTAGE, MATTINGLEY

2.2 SITE CONTEXT

The existing property is set a considerable distance back from the B3349 (Reading Road). The site benefits from largely uninterrupted views of the surrounding farmland. Whilst the adjacent property, Lynchmere Farm is within close proximity, any proposal would be located to the side elevation (South) to minimise impact, avoid loss of amenity and the potential for overlooking. The existing mature tree line to the northern elevation will provide significant screening to the neighbouring property.

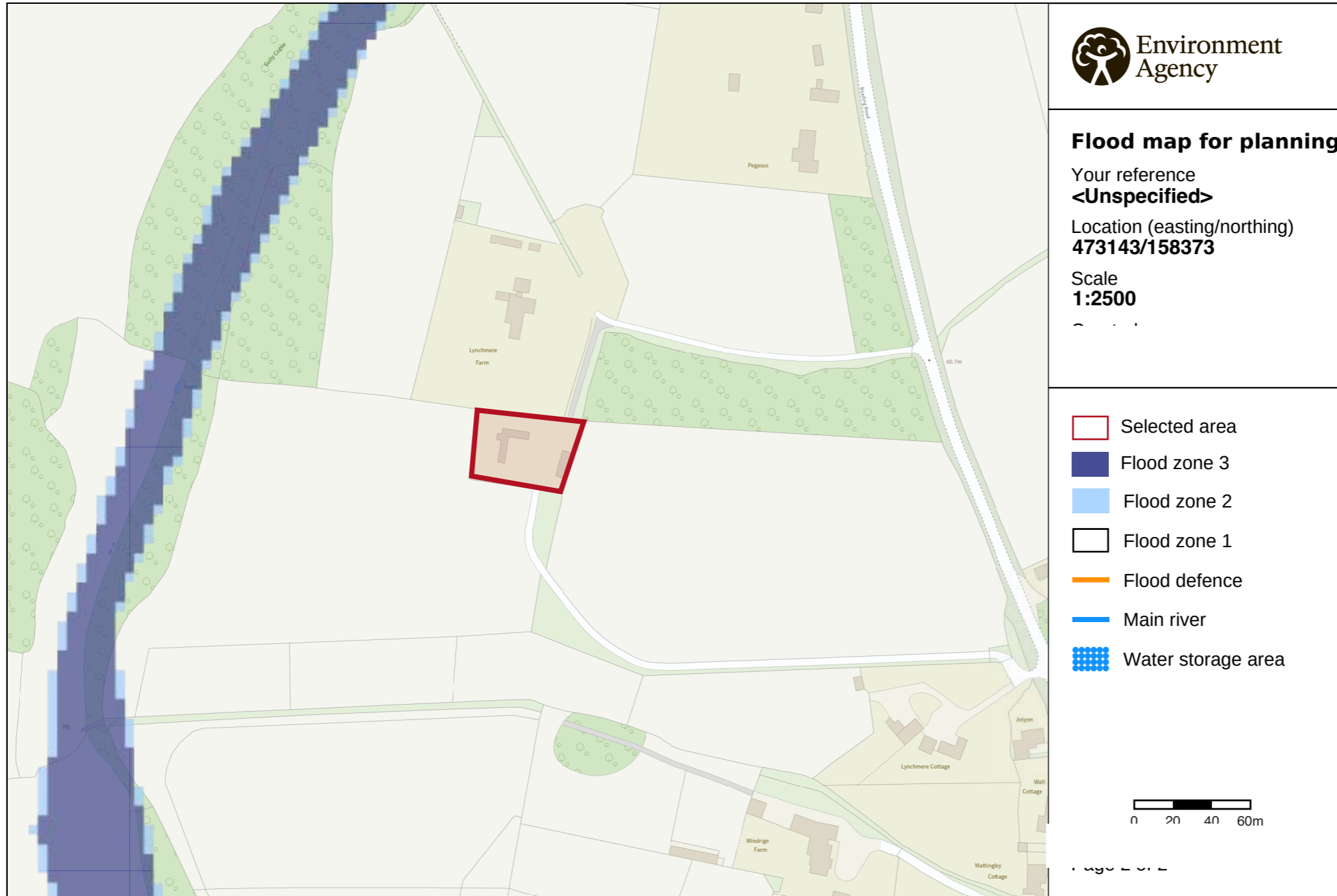


SIDE/FRONT ELEVATION OF EXISTING PROPERTY FROM DRIVEWAY APPROACH



REAR ELEVATION LOOKING ACROSS ADJOINING FIELDS TOWARDS READING ROAD

2.3 FLOOD RISK



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ROBIN COTTAGE, MATTINGLEY

2.4 TREE PROTECTION

Hart Tree Preservation Order Information

Information is for guidance only

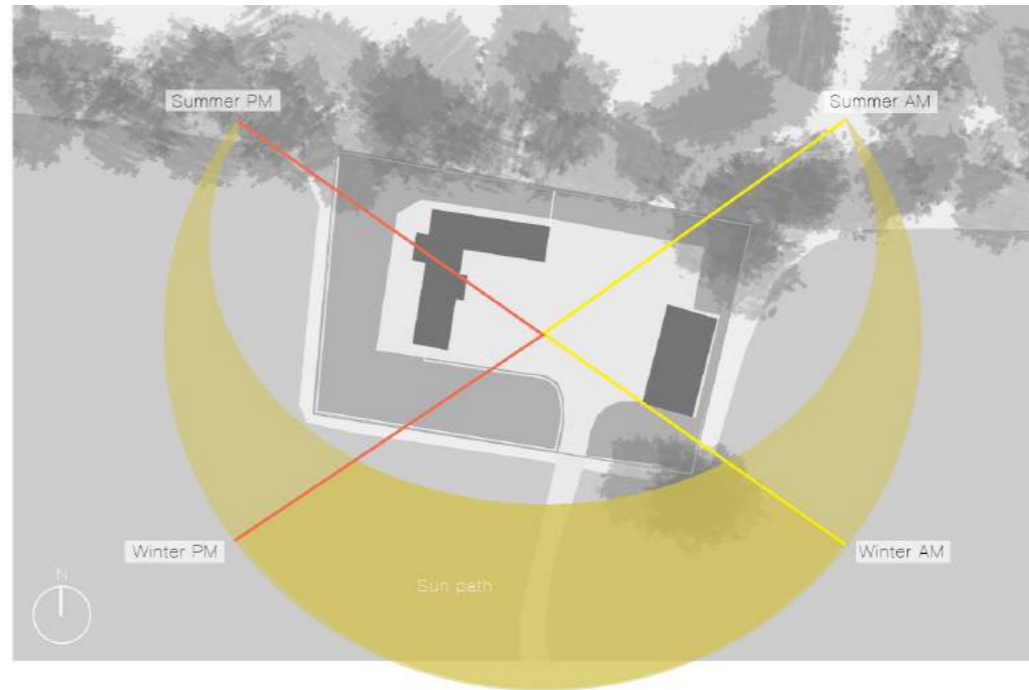


The site is located outside of any Conservation Area or Tree Preservation Area and there are no trees with Tree Protection Orders within close proximity. There is a mature line of trees to the Northern boundary, over 20m away from the proposed area for extension. The proposal is envisaged to have no impact upon neighbouring trees.

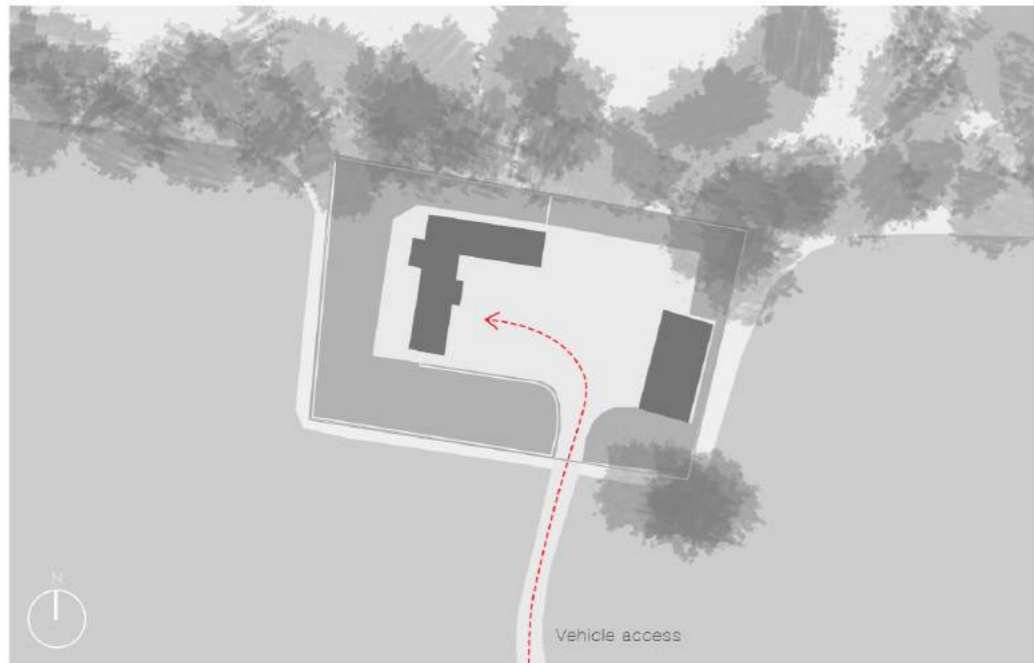
2.5 SITE ANALYSIS



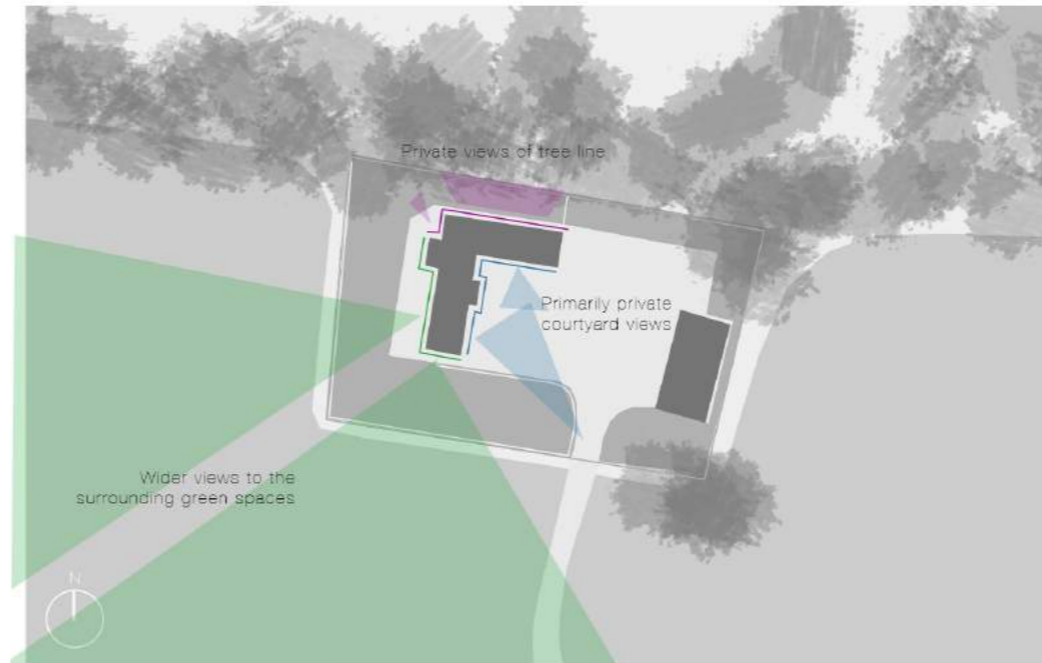
SITE BOUNDARY



SUN PATH ANALYSIS



SITE ACCESS



SITE VIEWS

The plot layout is organised around a traditional farmstead style central courtyard, enclosed on 3 sides by the dwelling and garage/workshop.

A mix of grass, trees and shrubbery border the plot and surround the courtyard, creating a collection of garden areas for the property and areas to support the wider ecology.

The property benefits from almost entirely unobstructed sunlight year round, providing opportunity for well lit habitable spaces. Its secluded location, along with the trees to the North providing screening to the neighbouring property, means any development on this site is unlikely to have any negative daylight impact on any surrounding properties

The plot is accessed to the South, via a driveway extending off the private access road. A gated access is present further along this access road, at the junction with the previously associated property, Lynchmere Cottage.

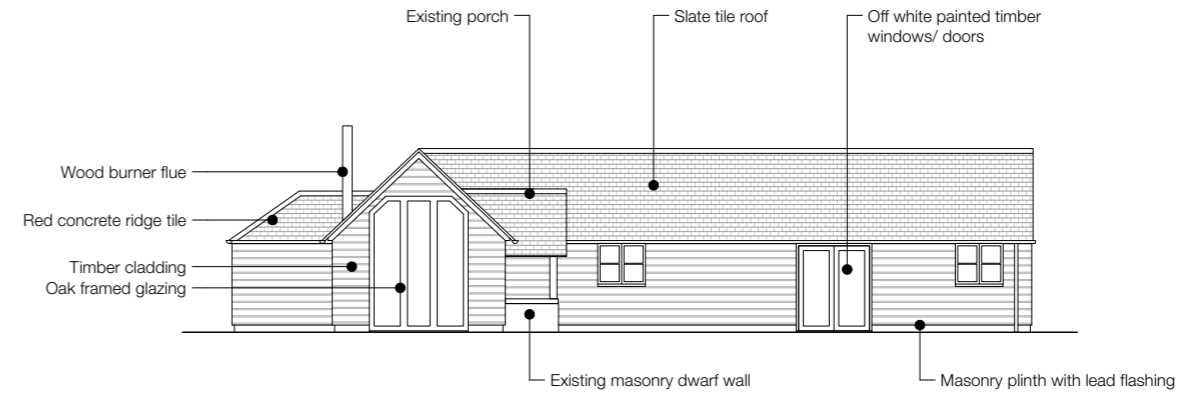
The property benefits from open views across the surrounding agricultural land to the South and West, as well as more private internal courtyard views, and more secluded views of the tree-line to the North.

ROBIN COTTAGE, MATTINGLEY

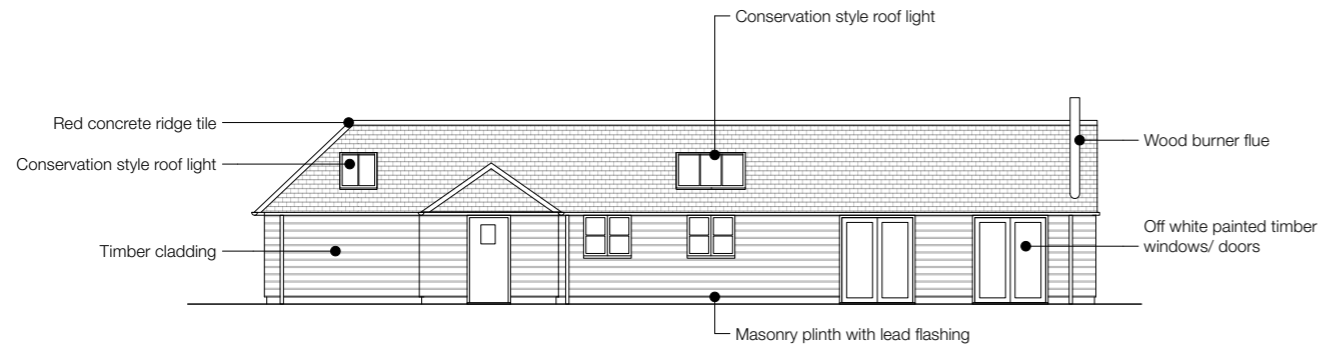
2.6 EXISTING PROPERTY



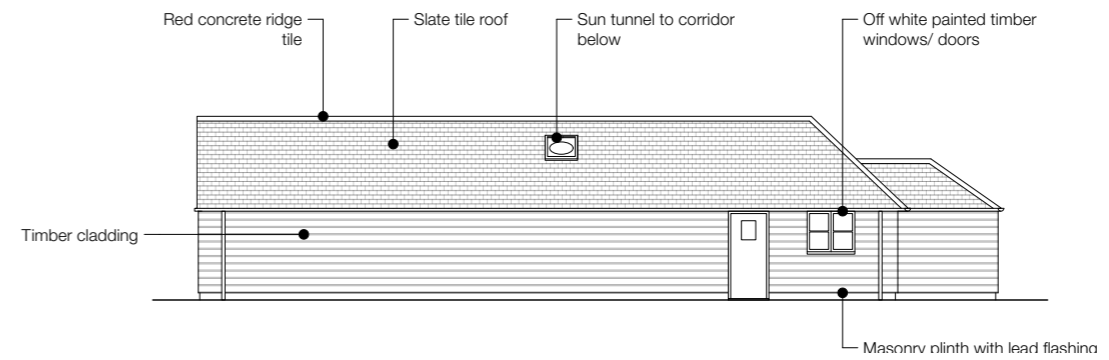
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

ROBIN COTTAGE, MATTINGLEY

3.0 PLANNING POLICY

In developing the subject proposals regard has been had to the following National and Local Planning policy and Guidance;

National Planning Policy Framework (NPPF) (July 2021):

- Section 2 - Achieving sustainable development
- Section 12 - Achieving well-designed places
- Section 15 - Conserving and enhancing the natural environment

Hart Local Plan (Strategy & Sites) 2032:

- SD1 Sustainable Development
- NBE1 Development in the Countryside
- NBE4 Biodiversity
- NBE9 Design
- GEN 1 General Policy for Development

Other Material Considerations:

- Mattingley Conservation Area Appraisal
- Previous planning history

3.1 PRINCIPLE OF DEVELOPMENT

The Development Plan locates the application site outside of the settlement policy boundary of Mattingley, but also outside of the Mattingley Conservation Area.

Policy NBE1 supports extensions to existing dwellings. Given that the application site has an existing dwelling, the principle of an extension within the approved site boundaries is acceptable, subject to design and impact. Supporting text of Policy NBE1 also states that 'The size and design of a proposed extension to any building should respect the existing building and not result in the property becoming more visually intrusive in the countryside. The size of the proposed development will be compared with the existing building, the size of the resultant building and whether it would be out of scale with its plot.'

Local Plan Policy GEN1 permits development where, amongst other requirements, the design, scale, massing, height and prominence of the proposal is in character with the local area and is sympathetic to the existing dwelling and surrounding properties.

Policy NBE9 states that all developments should seek to achieve a high-quality design and positively contribute to the overall appearance of the local area.

ROBIN COTTAGE, MATTINGLEY

3.2 PLANNING MAPS

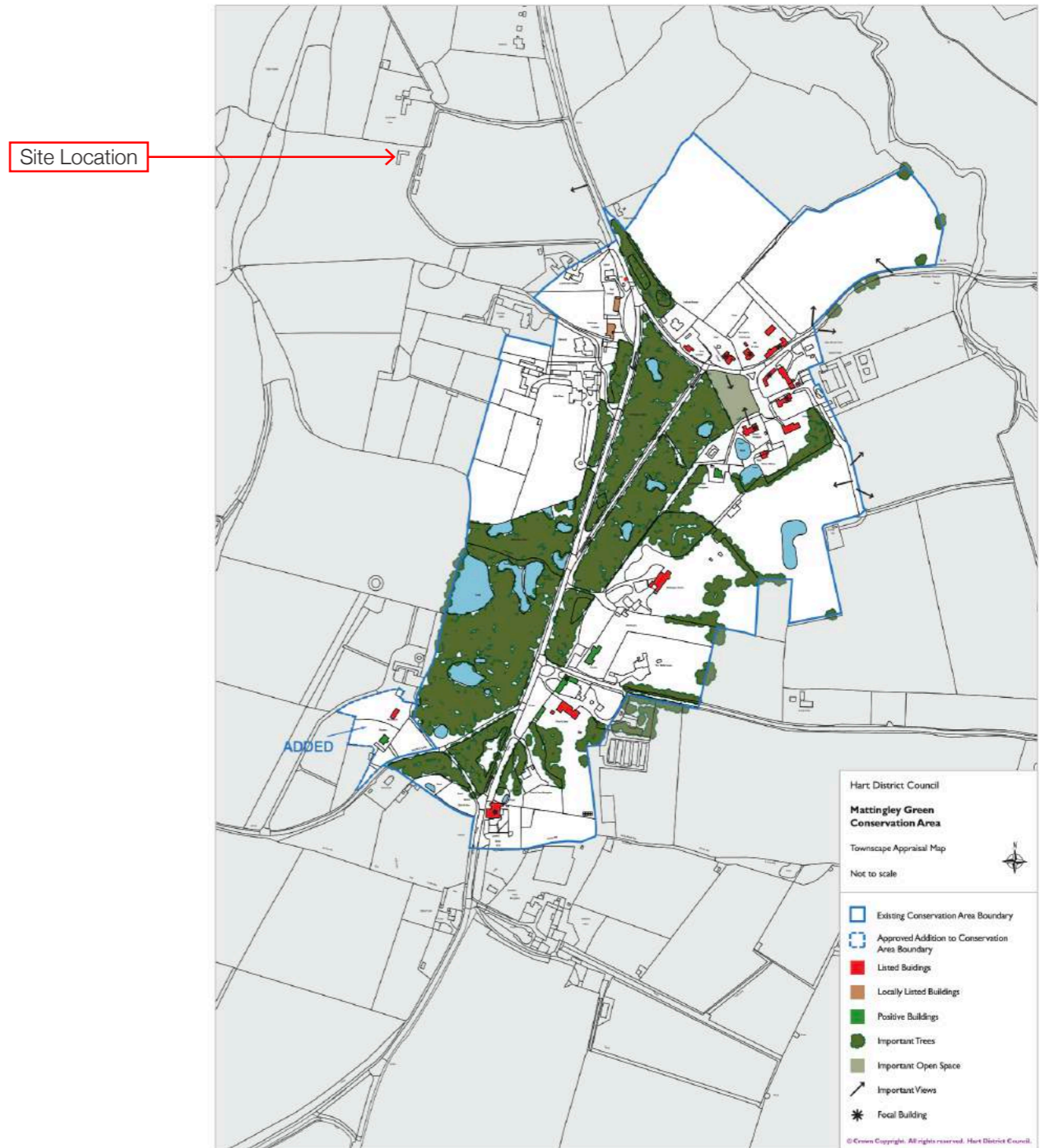
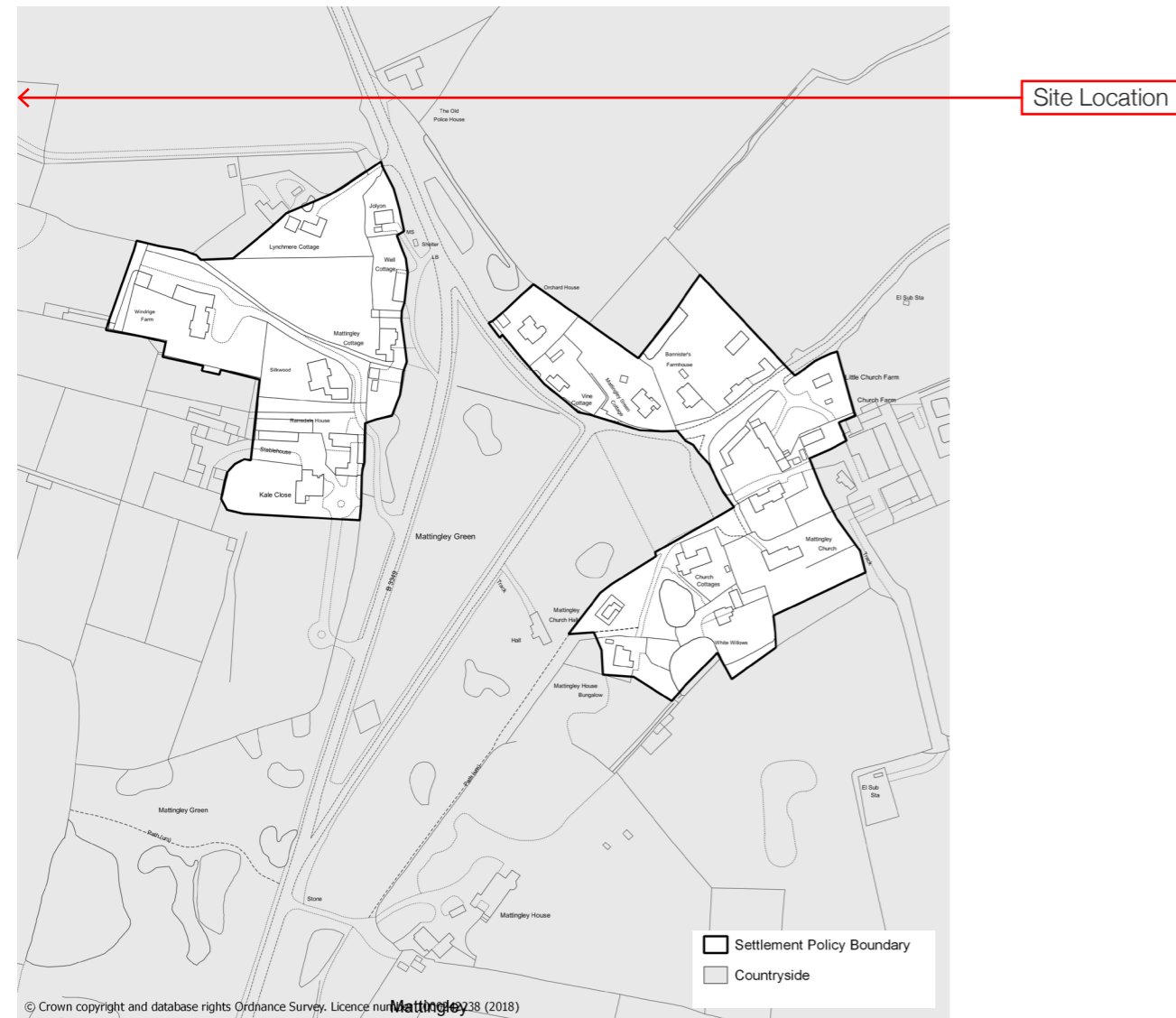
Robin Cottage, Reading Road, Mattingley, RG27 8JZ is **not** within a designated conservation area.

The property lies **outside** of the settlement boundary and sits within designated countryside.

The property is **not** within a Site of Special Scientific Interest (SSSI).

The site **is** within 5km of an Special Protection Area (SPA).

The property is **not** within an Article 4 designation.



3.3 PLANNING PRECEDENT

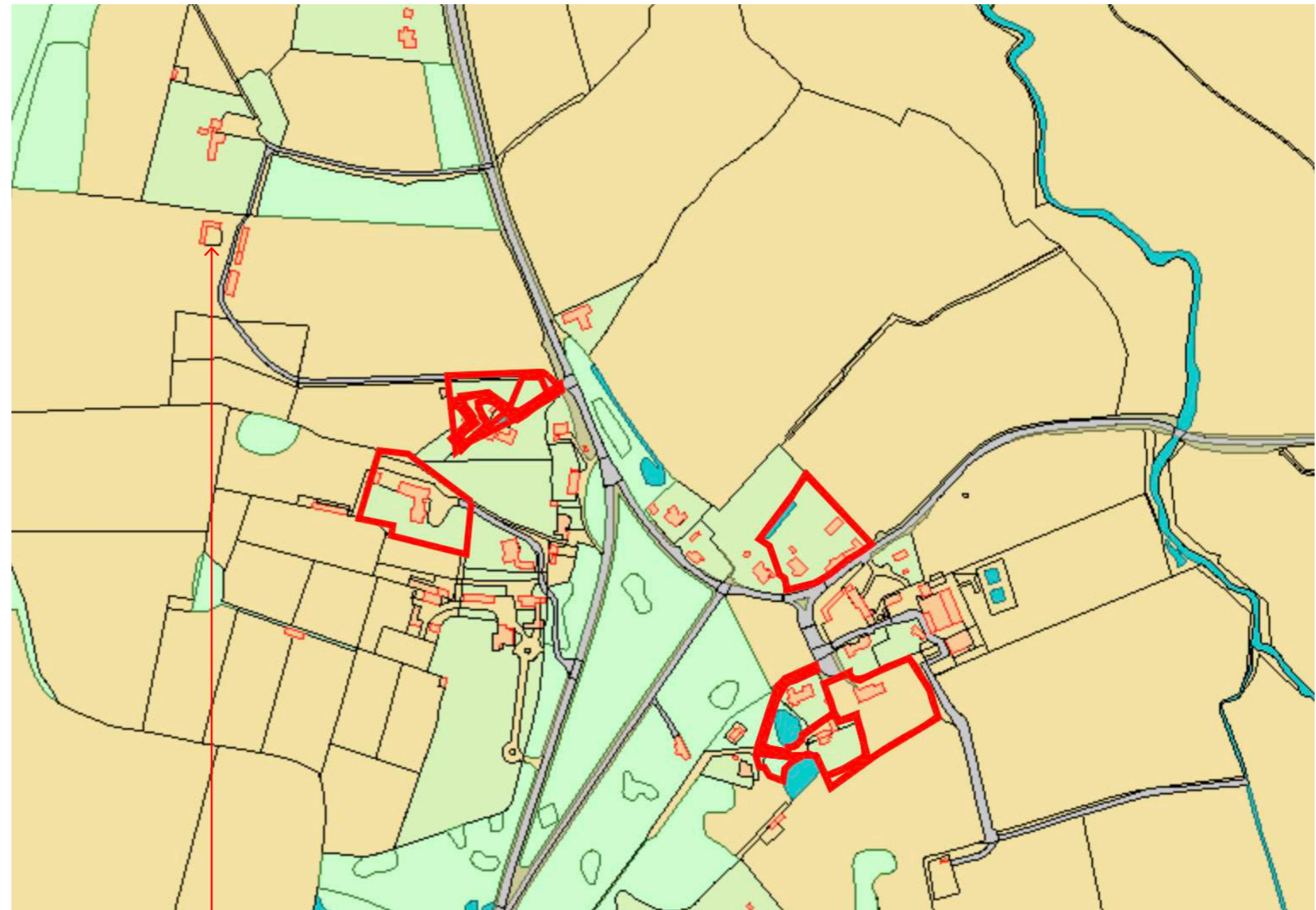
Reference	22/00237/HRA
Alternative Reference	Not Available
Application Received	Wed 02 Feb 2022
Application Validated	Thu 03 Feb 2022
Address	Lynchmere Cottage Reading Road Mattingley Hook Hampshire RG27 8JZ
Proposal	Notification under Regulation 73 to 75 of the Conservation of Habitats and Species Regulations 2010 in respect of a proposal for the change of use to one two bedroom property from agriculture at Lynchmere Cottage, Reading Road, Mattingley, Hampshire, RG27 8JZ upon the Thames Basin Heath SPA under Permitted Development Rights - to be linked with LPA Ref: 21/01592/PRIOR.
Status	Registered
Appeal Status	Unknown
Appeal Decision	Not Available

Reference	21/01158/HOU
Alternative Reference	PP-09766778
Application Received	Thu 22 Apr 2021
Application Validated	Thu 06 May 2021
Address	Windridge Farm Reading Road Mattingley Hook RG27 8JY
Proposal	Erection of a single storey infill front extension, single storey rear extension, conversion of garage into gym and home office, insertion of dormer on garage rear elevation and alterations to windows and doors.
Status	Grant
Decision	Grant
Decision Issued Date	Thu 01 Jul 2021
Appeal Status	Unknown
Appeal Decision	Not Available

Reference	21/03198/LBC
Alternative Reference	Not Available
Application Received	Fri 17 Dec 2021
Application Validated	Tue 08 Feb 2022
Address	Bannisters Farmhouse Mattingley Green Mattingley Hook Hampshire RG27 8LA
Proposal	Change of use of Old Stables building from redundant farm use to use in connection with residential use of farmhouse and associated alterations to listed building.
Status	Registered
Appeal Status	Unknown
Appeal Decision	Not Available

Reference	21/01592/PRIOR
Alternative Reference	Not Available
Application Received	Tue 08 Jun 2021
Application Validated	Mon 19 Jul 2021
Address	Lynchmere Cottage Reading Road Mattingley Hook Hampshire RG27 8JZ
Proposal	Change of use of agricultural building into a two bedroom dwelling
Status	Unknown
Decision	Prior Approval Given
Decision Issued Date	Sat 28 Aug 2021
Appeal Status	Unknown
Appeal Decision	Not Available

Reference	18/00979/PRIOR
Alternative Reference	Not Available
Application Received	Thu 03 May 2018
Application Validated	Fri 04 May 2018
Address	Lynchmere Cottage Reading Road Mattingley Hook Hampshire RG27 8JZ
Proposal	Change of use of a building from agriculture use to a dwellinghouse (falling within use class C3) under Class Q(a), Part 3, Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015 as amended in 2018 and Class Q(b) building operations necessary to convert the building
Status	Unknown
Decision	Prior Approval Given
Decision Issued Date	Tue 12 Jun 2018
Appeal Status	Unknown
Appeal Decision	Not Available



Site Location

APPLICATIONS SUBMITTED WITHIN THE LAST 5 YEARS

ROBIN COTTAGE, MATTINGLEY

3.4 PLANNING HISTORY

The existing property was an original livestock/ agricultural shed previously converted under Permitted Development (Class Q - Agricultural Buildings to dwelling houses).

Under this classification there are a number stipulations which can limit the development such as:

- The existing agricultural building must be 'converted' and not 'rebuilt' - therefore any external changes must be kept to a minimum.
- Attempts should be made to utilise existing openings and minimise new openings and where elements are to be replaced, they should match the original materials.

Referring to the limitations, the original building was converted to a private residential dwelling, conserving the existing roof line, utilising timber cladding for the external envelope and widening/ lowering existing openings to form new window/ door apertures.



ROBIN COTTAGE, MATTINGLEY



3.5 PRE-APPLICATION ADVICE

The applicant's sought pre-application advice (HDC ref: 22/01168/PREAPP) for a larger and more contemporary scheme with finishes and materials that were felt by Planning Officers to be "in contrast to the horizontal cladding of the converted farm building...". It was stated that "Whilst the proposed use of similar materials to the existing is encouraging, the contemporary styling of the extension and its mass and bulk would set the extension apart from the converted farm building it would serve."

It was also stated that "that the eaves would be higher than the roof of the host dwelling and the ridge would be approximately twice the height of the ridge of the existing building. The extension would therefore project above the existing building and so would be a prominent addition to the existing diminutive form of the dwelling".

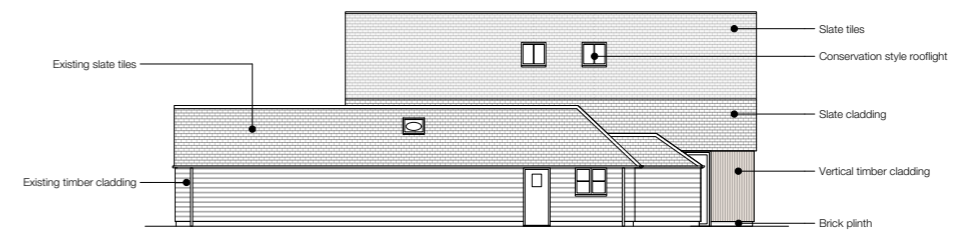
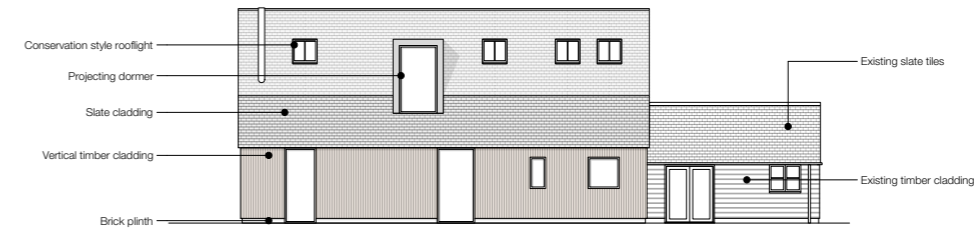
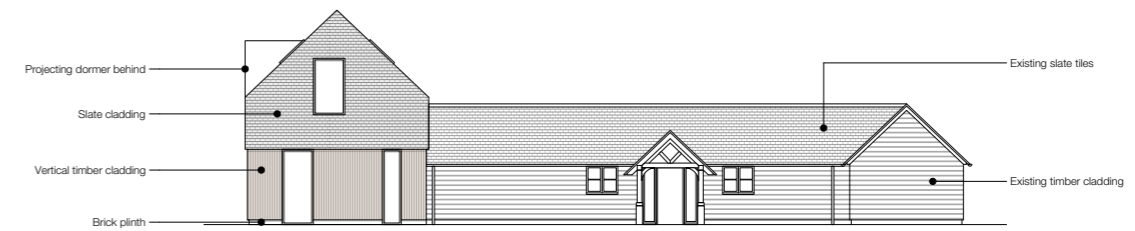
Further commentary on the proposed siting of the extension concluded that "Given the proposed position of the extension and separation distance to neighbouring properties, it is considered that there would be no material loss of amenity to any residential properties from the proposal."

The pre-application advice concluded that "whilst the principle of an extension within the approved site boundaries is acceptable, the proposal as submitted is not supportable by the Local Planning Authority, by virtue of the design, size and appearance of the proposed extension and its positioning in relation to the approved site boundaries".

In the light of the advice received the design, scale and appearance of the proposed extension was amended to address concerns raised within the pre-application advice and the changes made are detailed within the subsequent pages.

A brief summary of the changes made:

- Extension partially submerged to reduce mass and bulk
- Ridge and eaves reduced to be read more sympathetically to the existing dwelling
- A datum line introduced within the cladding to refer the eaves line of the existing dwelling
- Materials/ cladding style amended to appear more subservient to the existing dwelling
- First floor usable area heights minimised to reduce the mass and volume of the proposed extension
- Residential curtilage of existing dwelling amended to include the enclosure of the adjacent land
- Phase 1 'bat assessment' and Phase 2 'emergence survey' undertaken to support application



ROBIN COTTAGE, MATTINGLEY



3.6 PLANNING CONTEXT

Further to receipt of pre-application advice, an application for the extension of the existing dwelling was submitted and validated on 07/09/2023 under the reference 23/01775/FUL.

Additional information was requested to address concerns relating to the 'change of use application' and to satisfy concerns relating to the proximity of established trees.

Following review of the application, the application was unfortunately refused permission on 20/11/2023, the reasoning for which is described below:

"The site is located outside of any Settlement Boundary, within the open countryside as defined by the Local Plan. The site is not allocated for development within the Local Plan and there is no material planning justification for a departure from the Local Plan.

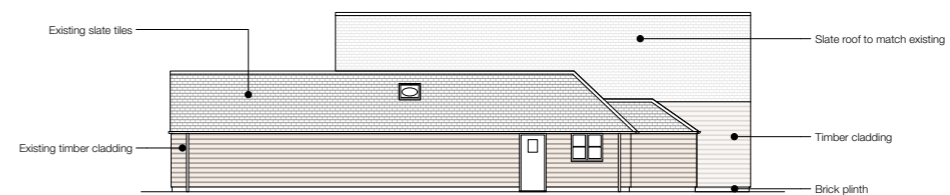
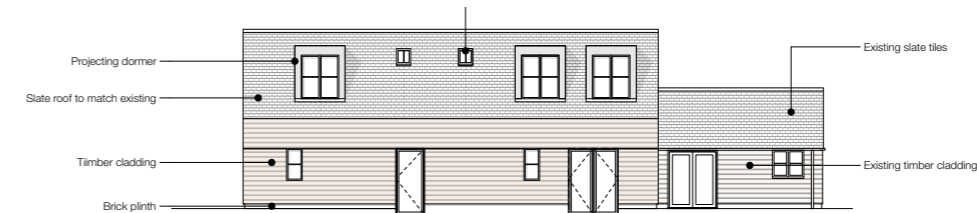
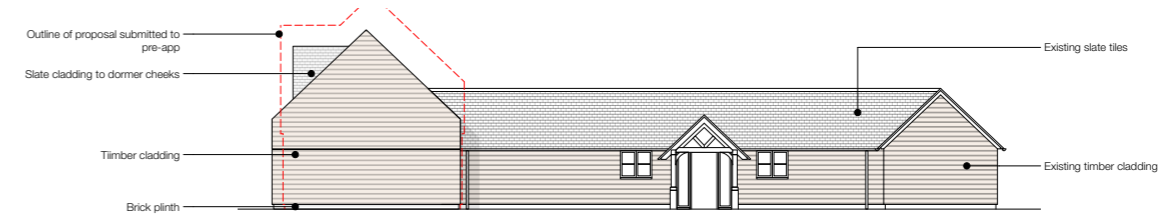
By virtue of its design, height, bulk and massing the proposed extension would be harmful to the setting of the host property and would be an intrusive feature within the open countryside, to the detriment of the character of the area.

The extension of the residential curtilage to accommodate the proposed extension would cause further harm to the character of the area. The proposal would represent an inappropriate development in this location which would have a detrimental effect on the character and appearance of the countryside. The proposal is contrary to Saved Policies GEN1, NBE1 and NBE9 of the Hart Local Plan (Strategy and Sites) 2032."

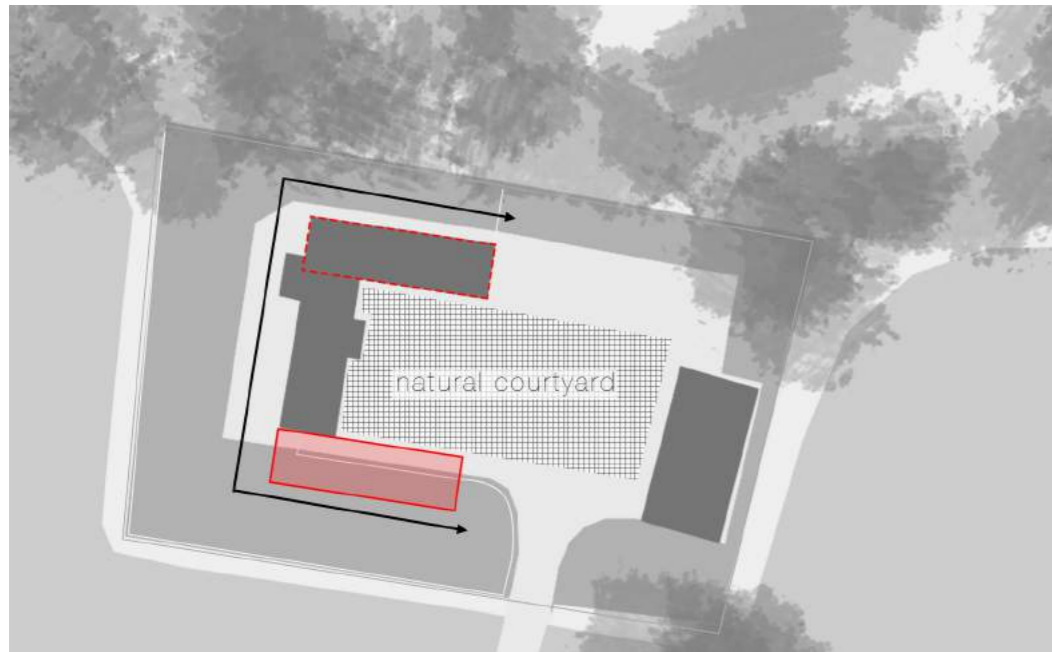
In light of the refusal, the applicants have sought to reduce the height, mass and bulk of the proposal to satisfy the concerns raised. A brief summary of the changes made include:

- Extension partially submerged to reduce mass and bulk
- Ridge reduced to be read more sympathetically to the existing dwelling
- Eaves reduced to match the line of the existing dwelling
- Materials/ cladding style amended to match the existing dwelling
- First floor accommodation omitted
- Glazing style and proportions to match the existing dwelling

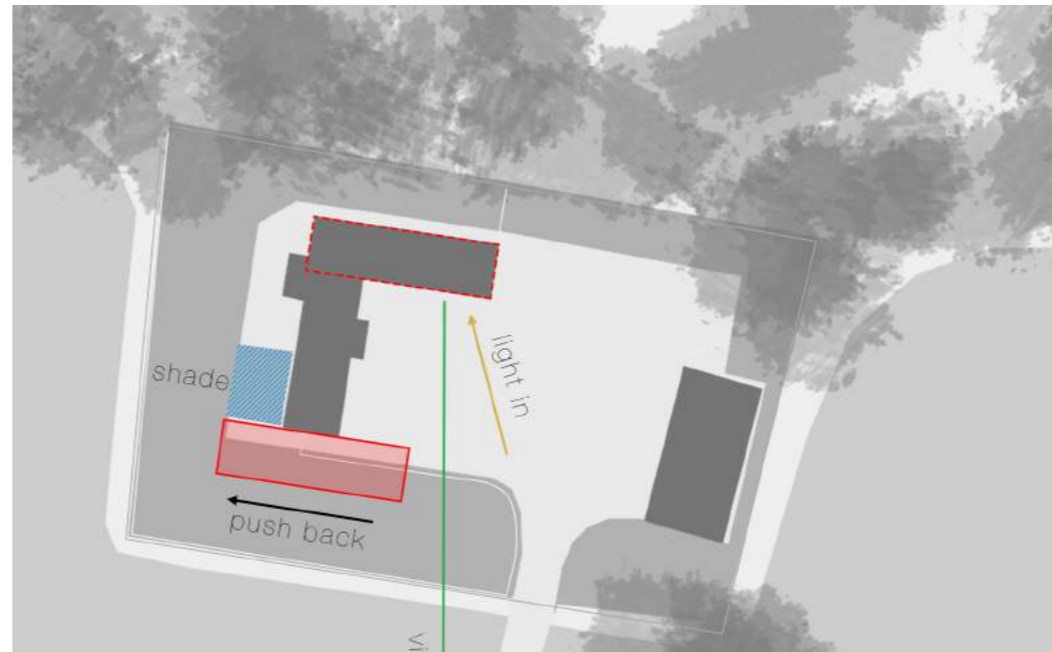
Communication during the planning application time frame was made with the case officer where the positioning of the extension, and the required change of use of the relevant section of land was discussed. Confirmation as to whether the change of use to accommodate the extension was acceptable with the case officer and it was deemed to be so, despite the reasons for refusal outline above.



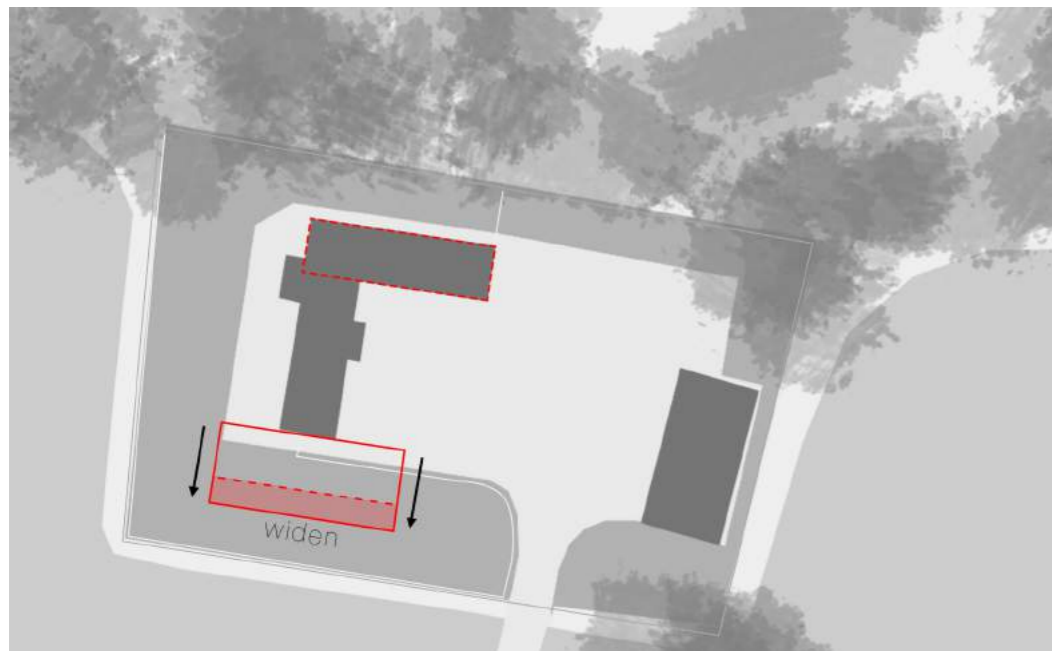
3.7 MASSING



CREATING THE COURTYARD



OPENING UP



VOLUME



CONNECTION

ROBIN COTTAGE, MATTINGLEY

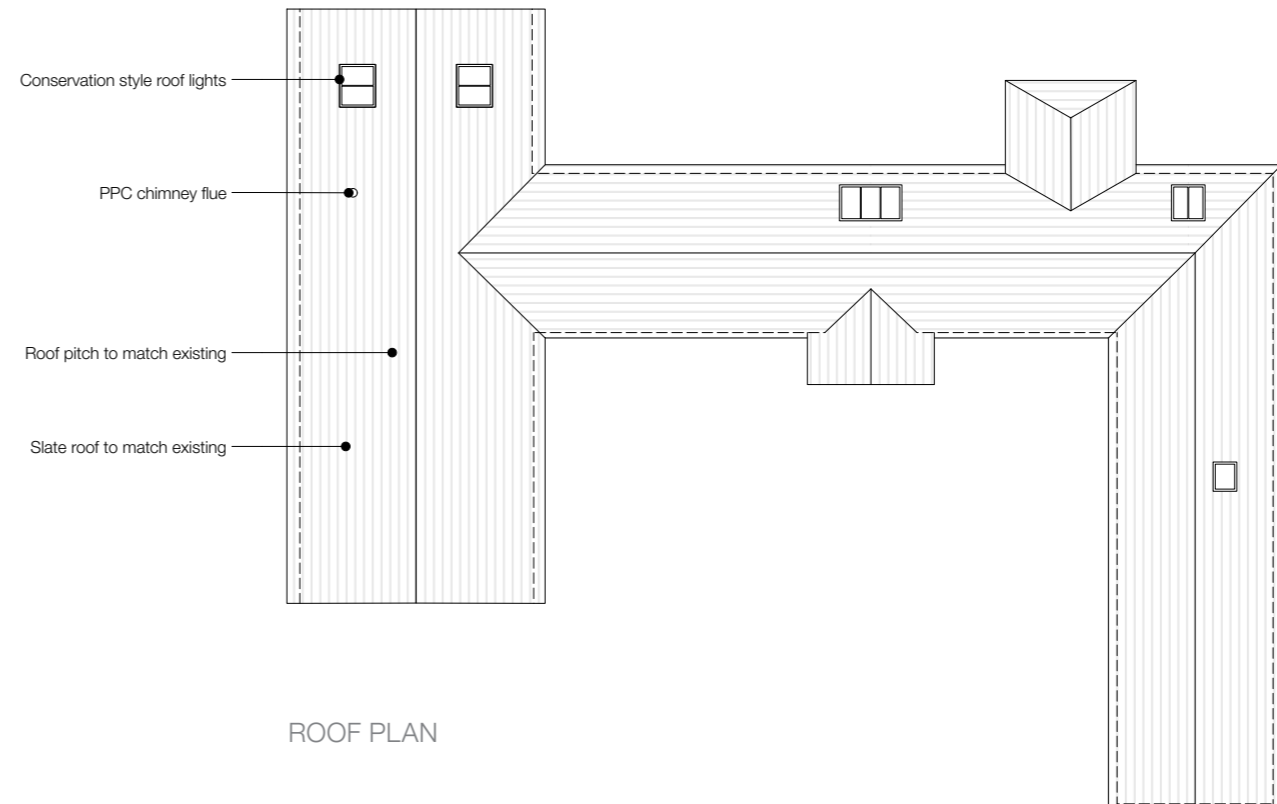
4.0 THE PROPOSAL - PROPOSED PLANS

The applicants brief is to extend the existing dwelling to achieve a home more conducive to supporting modern family living. Whilst the original barn was sympathetically converted and makes efficient use of the space, the dwelling lacks the additional bedrooms and additional living space required. The overarching aim is to enlarge the building to allow the applicants to remain within the dwelling, on the family farm and in close proximity to family.

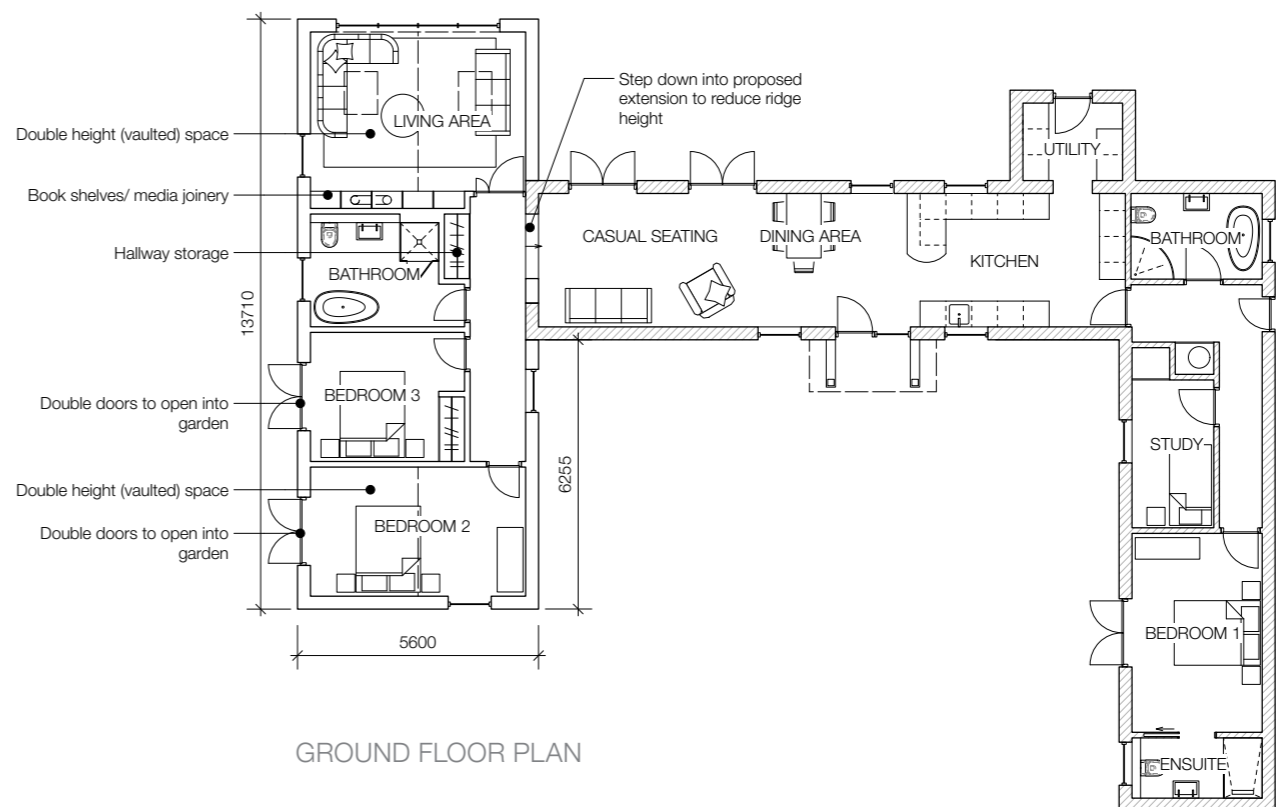
Following an appraisal of the site, our proposal looks to construct a single storey extension to the southern side. The proposed volume is set back from the existing bedroom wing to preserve the outlook from the existing master bedroom and set back from the existing rear elevation to provide shade to the garden.

Two additional bedrooms complement the existing dwelling and an additional living area provides separation and comfort away from the open plan areas of the existing house. A new bathroom satisfies the applicants need to support a growing family and provide amenity for visiting guests.

The proposal is situated approximately 220m from the B3349 (Reading Road), 245m away from Lynchmere Cottage and nearly 50m away from the substantial neighbouring property, Lynchmere Farm, separated also by an established line of mature trees. The proposal bears no significance within the landscape and has negligible impact upon the character or appearance of the surrounding countryside, nor to the amenity of neighbouring properties.



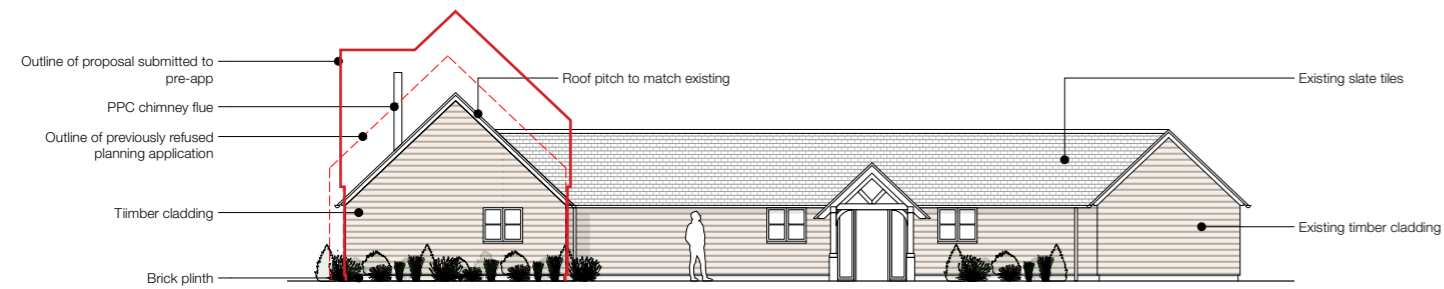
ROOF PLAN



GROUND FLOOR PLAN

ROBIN COTTAGE, MATTINGLEY

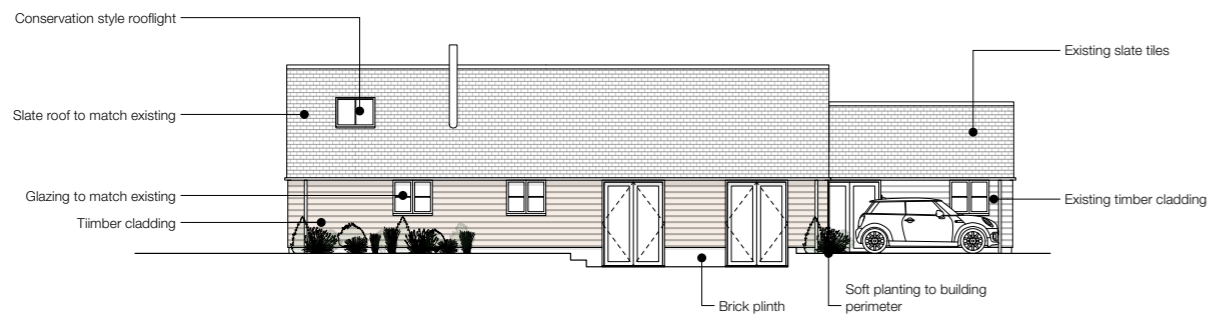
4.1 THE PROPOSAL - ELEVATIONS



The form was developed to respect the existing dwelling whilst complying with modern standards of living. The pitched roof form and material application has sought to remain sympathetic, further strengthened by maintaining the eaves line of the existing dwelling.

The appearance details will reflect the existing property and surrounding village precedents such as a masonry plinths, horizontal timber cladding and a slate tiled roof. Attention to detail will ensure high design quality. The proposed extension will mirror the gable end of the existing property and conceal the extent of the extension from the public highway.

PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

ROBIN COTTAGE, MATTINGLEY

4.2 THE PROPOSAL - ELEVATIONS/ SECTION



PROPOSED REAR ELEVATION

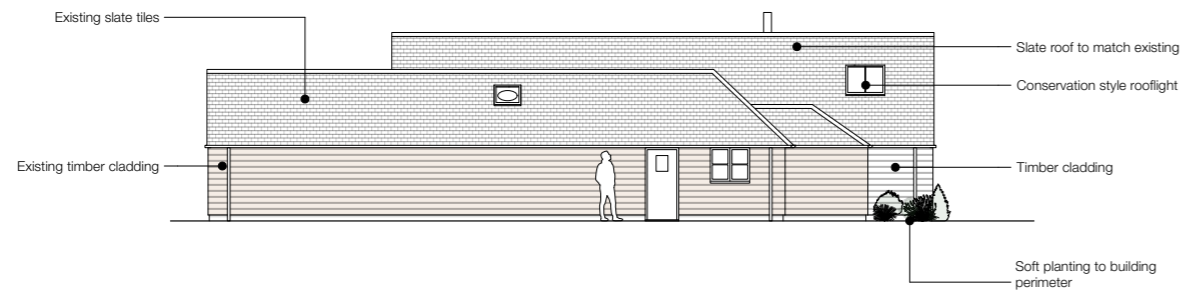
The proposal draws inspiration from traditional farmsteads whereby a livestock shed would typically either be connected to or sit adjacent to a larger barn structure, commonly used as a granary or hay barn.

The orientation of the building retains the open courtyard arrangement of the existing barns and whilst contemporary in its design, respects the existing context.

Set to the southern elevation, away from the neighboring dwelling, the proposal strives to mitigate any impact, to avoid any sense of overbearing or loss of visual amenity.

The extension is partially dug into the ground to preserve floor to ceiling heights whilst reducing its mass and bulk.

The proposed material palette takes reference from the existing barn, utilising timber and slate as the principal materials; roof lights will be conservation style to minimise impact.



PROPOSED SIDE ELEVATION

ROBIN COTTAGE, MATTINGLEY

5.0 DESIGN AND IMPACT

It is considered that the proposal would be sympathetic to the existing dwelling and would be in keeping with the local character and surrounding properties.

The proposed extension is designed to emulate another farm building, drawing inspiration from traditional farmsteads whereby a livestock shed would typically either be connected to or sit adjacent to a larger barn structure, commonly used as a granary or hay barn.

Sited sympathetically within the ownership boundary and by virtue of the design, it would sit comfortably against the main building and in context with other existing barn / agricultural buildings.

The location and scale of the proposed extension, observed contextually to the house itself and the other large barns/ neighboring properties shows the proposed extension to be of an appropriate scale and a considerable reduction to the previously refused proposal. It will sit within the setting of the pasture land in such a way that views of the new built form will be constrained by existing buildings and lie of the land/ distance from the public highway.

The total height of the proposed extension has been significantly reduced from the proposal previously refused (approx 1m) and the extension has been reduced in width (approx 0.5m), resulting in an extension that is sympathetic to Robin Cottage and does not significantly detract from the character or setting of such. When coupled with eaves levels and roof form to match the existing dwelling, the extension now sits comfortably within its context, respectful of its surroundings and the wider site.

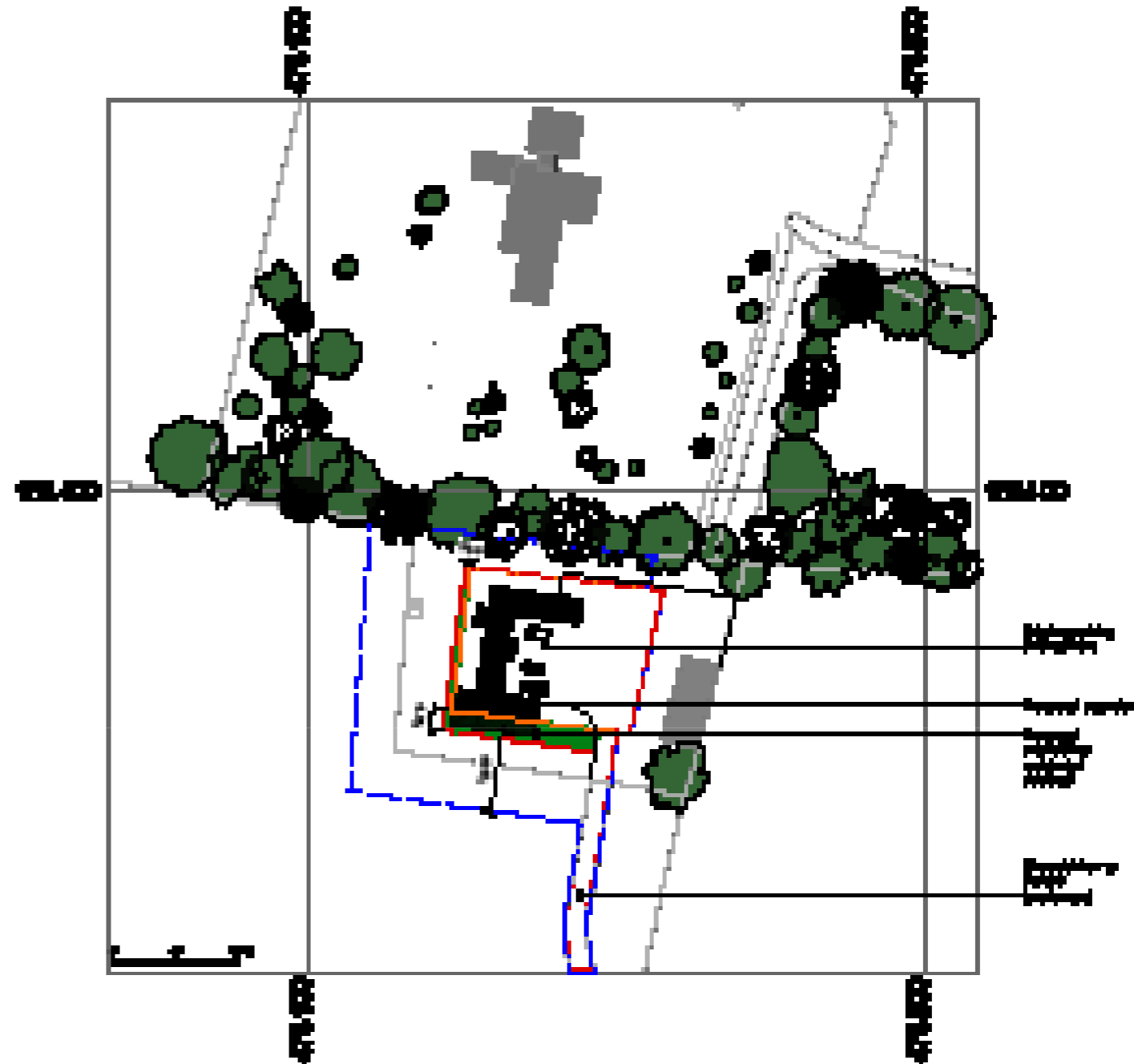
The proposed material palette will be of similar appearance and will therefore sit comfortably against the existing dwelling and reflects the character of the area.

Application for Change of Use:

This application includes the proposed change of use of a small area of land, directly adjacent to the house, as residential curtilage. This land would enable opportunity for a small garden amenity, as well as allowing for the footprint of the proposed extension to be constructed within the residential curtilage. The additional area identified facilitates an extension that is compact but sufficient for contemporary living and the needs of a growing family. The existing curtilage is not conducive to a design that benefits the site and surrounding agricultural context. Please refer to the supporting justification statement with this application for further information.

The area of land in question has been used as garden for a number of years, it has the appearance of garden, is enclosed as part of the ownership boundary and is only accessible via the existing residential curtilage. The land is not used as part of the adjacent agricultural land to the south or east, is much too small and in too close of proximity to the dwelling to ever do so.

In accordance with Policy NBE1, 'Development proposals within the countryside will only be supported providing either a replacement dwelling, an extension to an existing dwelling or the subdivision of an existing residential dwelling'. The proposal is an extension to an existing dwelling and therefore complies.



ROBIN COTTAGE, MATTINGLEY

6.0 CLIMATE CHANGE AND SUSTAINABILITY

Local Plan policy NBE10 'Renewable and low carbon energy' relates to Hart Council's announced 'climate change emergency' and is committed to reducing carbon emissions. By virtue of the scale of the development, the proposal is not anticipated to have a significant impact on carbon emissions.

That said and mindful of our collective responsibility to tackle climate change and a need to promote sustainability within architecture, the scheme includes the following proposals:

- **Solar Orientation:** The proposal extends outwards from the Southern elevation, large format glazing is primarily focused towards West in the main living space to maximise natural light and the potential for solar gains, whilst minimising the risk of overheating. Projecting slightly beyond the rear elevation helps provide shelter from the weather on an otherwise expose site.
- **Solar Efficient Glazing:** The proposed glazing used within the extension will have solar coatings applied to mitigate potential overheating and will also have low light transmittance to mitigate any potential negative impact upon the surrounding habitat.
- **Sustainable Cladding:** The development will aim to use sustainably sourced materials for the new building works but will nonetheless be primarily selected to best complement the existing dwelling. That said the new work will meet the standard of thermal and energy efficiency performance presently required by building regulations. The proposal will look to utilise FSC or PEFC certified timber within its construction where feasible and proposes sustainable timber cladding to the new extension.
- **Thermal Insulation:** High levels of thermal insulation will be used with the construction of the new extension. This will maximise thermal performance, air tightness and energy usage and the new rooms.
- **Water Usage:** Water consumption will be minimised by fitting aerating taps. Replacement toilets will utilise a dual flush function to reduce water usage.
- **Appliances:** New appliances within the property will be of a high energy rating (A+) where feasible to reduce energy consumption.

6.1 ACCESS AND PARKING

No changes are proposed to the existing pedestrian or vehicular access to / from the site, nor to car parking spaces and turning space available, which all remain as existing.

6.2 BIODIVERSITY

Local Plan Policy NBE4 Biodiversity' requires all development proposals to avoid negative impacts on existing biodiversity and provide a net gain, where possible. In this instance minimal works are proposed to the existing slate tiled roofs nor existing timber cladding to facilitate the extension; the existing property was identified to be of low potential for roosting.

The site of the proposed extension is already well used domestic garden that will possess limited bio-diversity value, sat within open pasture land. The 'change of use' application area is not currently utilised as farmland and offers limited biodiversity value. A hedge with mature trees is located to the northern boundary with woodland area to the west; a mature garden benefits the adjoining property.

Accordingly, it is considered that no unacceptable ecological impacts will arise due to the proposed extension. Any new lighting around the building will be focused away from the tree lines and will be hooded or baffled and not to exceed 2000 lumens. Other, means by which biodiversity net gain will be achieved can be secured via condition if deemed necessary.

ROBIN COTTAGE, MATTINGLEY

7.0 MATERIALS

Drawing inspiration from the surrounding landscape and historical context, the proposal seeks to utilise a sustainable material palette that will respect and compliment the existing building and landscape.

Referencing the surrounding trees and surrounding agricultural vernacular, timber cladding is proposed to soften the external appearance of the extension. The timber cladding utilised will match the existing dwelling.

Carefully positioned sections of glazing aid in breaking up the massing and allow plenty of natural light into the floor plan; their positioning offers the opportunity to capitalise on the views of the site. The glazing is proposed to be solar efficient and have low light transmittance to compliment both the internal and external environment.

A masonry plinth anchors the extension within the site and references the construction of the existing dwelling.

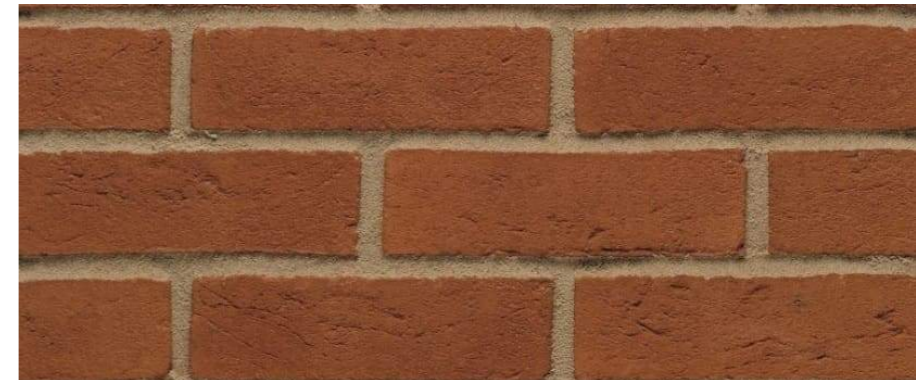
Slate roof tiles have been selected to match the existing property and conservation roof lights are sympathetic to the setting.

It is thought that the proposed material palette will sit harmoniously with the existing property.

TIMBER CLADDING



MASONRY PLINTH



SLATE ROOFING/ DORMER CHEEKS



8.0 PLANNING POLICY SUMMARY

National and Local plan policy is addressed in the proposals.

Hart Local Plan (Saved Policies) 1996-2006: GEN 1 - General policy for development:

The proposals are in character with the local area - this is expanded in the response to NBE9. There is no loss of amenity to the adjacent neighbours.

Hart Local Plan Strategies and Sites 2032: NBE1 - Development in the Countryside:

The proposal is an extension to an existing dwelling and is therefore acceptable 'development within the countryside'. Specifically, the proposal respects the existing building and does not result in the property becoming more visually intrusive in the countryside. The size and scale of the proposed development is in keeping with both the existing dwelling, and with the wider scale of the plot.

Hart Local Plan Strategies and Sites 2032: NBE9 – Design:

The proposal responds to the distinctive qualities of the wider agricultural setting and to the setting in which it sits. The context has been demonstrated to have informed the scale, design and proposed building materials, with the principal element appearing as that of a another barn structure such as a granary or hay barn. This is reflected in the siting, scale and massing of the extension and in the choice of materials to ensure success in conveying this concept.

Hart Local Plan Strategies and Sites 2032: NBE4 – Biodiversity:

A Phase 1 'bat assessment' and Phase 2 'emergence survey' has been undertaken and accompanies the submission. It is considered that no unacceptable ecological impacts will arise due to the proposed extension.

ROBIN COTTAGE, MATTINGLEY

9.0 PRECEDENTS

