

Design, Access and Planning Statement

Abbey Lodge, Rectory Lane, Itchen Abbas. SO21 1BN

Householder Application for

Conversion and extension of existing garage to create carport and gym

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Introduction

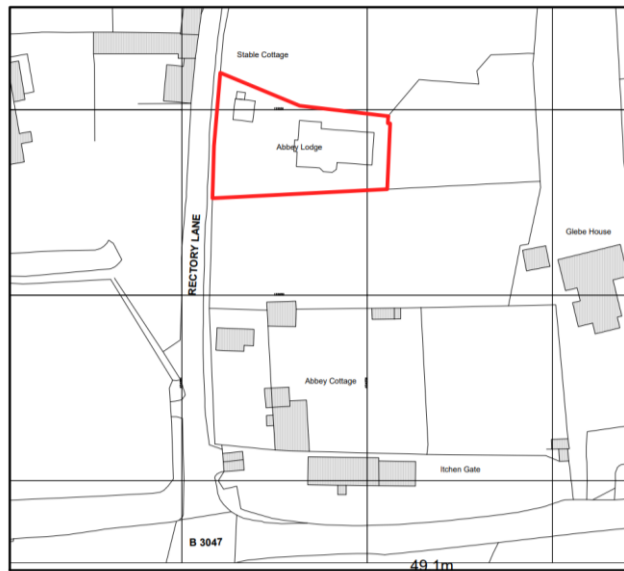
This Design, Access and Planning Statement has been prepared alongside the householder application for:
Conversion and extension of existing garage to create carport and gym at Abbey Lodge, Itchen Abbas, Winchester. SO21 1BN

The main features of this development scheme are:

- i) Conversion of the existing garage to create a gym
- ii) Replacement of the poor quality flat roof with a pitched, slate, roof
- iii) Side extension of the garage to replace the existing garden store
- iv) Upgrading of the exterior finishes.

Site Context and Setting

Abbey Lodge is located on the eastern side of the village of Itchen Abbas, within the South Downs National Park. It is not a listed building or within a conservation area.



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Figure 1 – Location Plan



Rationale

This design scheme has been developed to address three priorities:

- 1) Address the poor visual aesthetic of the existing flat roofed garage
- 2) Create a home gym space that meets the needs of the family
- 3) Provide flexible storage for a vehicle, bicycles and other outdoor/leisure pursuits.

Design Principles

Visually, Abbey Lodge is a large, traditional, cottage style property that sits appropriately within the landscape and neighbourhood. It features a clay tiled roof, hanging tiles on the porch and white rendered walls above a brick base.

The garage is a later addition constructed using Fletton facing bricks and a flat, mineral-felt roof. The design and materials do not match the house and it fails to sit appropriately amongst the traditional, rural, buildings in the immediate vicinity.

Other properties within the immediate locality achieve a feeling of organic development over time through a range of distinct, yet complimentary, traditional materials (see figure 2):

The Old Rectory and Franklyns Farm, Rectory Lane both feature a range of outbuildings that include timber cladding, Flemish bond brickwork and flint walls. Itchen Gate, Rectory Lane features an outbuilding with double roman clay roof tiles and timber cladding.



Figure 2a – The Old Rectory, Rectory Lane



Figure 2b – Franklyns Farm, Rectory Lane



Figure 2c – Itchen Gate, Rectory Lane

The approach taken within this design scheme is to use quality materials that ensure a sense of place within the landscape and neighbourhood.

The design principles include the use of:

A clipped gable roof with open eaves - typical of the local area

Natural slate roof, utilised on many outbuildings within the vicinity

Black vertical board and batten cladding; a traditional cladding approach used extensively throughout the Itchen Valley.

The design has been created to ensure this conversion/extension is both sympathetic to the surroundings and subservient to the main house.



Figure 3 – Examples of vertical board and batten cladding used within the local area

Planning Policy and Assessment

This application will be considered in relation to both national and local planning policy.

National

The National Planning Policy Framework (September 2023) sets out the government's approach at a national level.

Local

This site is within the administrative boundary of the South Downs National Park and the Development Plan comprises the South Downs Local Plan Adopted 2 July 2019 (2014-2033).

As this proposal is for the conversion of, and extension to, an existing outbuilding, of most significance in processing this application is section 7D. Homes (Development Management Policies) and more specifically SD31: Extensions to Existing Dwellings and Provision of Annexes and Outbuildings SD4: Landscape Character SD5: Design

This document has been used in conjunction with Extensions and Replacement Dwellings Technical Advice Note (July 2020). Reference has also been made to the Itchen Valley Parish Plan (2014) and the Itchen Abbas Village Design Statement (2001) in creating this design scheme.

This design scheme meets the requirements of SD31 in the following ways:

SD31 1. Development proposals for extensions to existing dwellings, and the provision of annexes and outbuildings will be permitted where:

SD31 1a) The proposal does not increase the floorspace of the existing dwelling by more than approximately 30% unless there are exceptional circumstances;

This design scheme increases the existing GIA of the dwelling, as existed on 18 December 2002 (303.2sqm), by 17sqm which is 5.6%.

SD31 1b) The proposal respects the established character of the local area

The existing garage fails to respect the established character of the local area. This proposal sets out to ensure the outbuilding reflects and enhances the established character of the local area.

SD4 1a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located;

SD5 1c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;

This design scheme sets out to improve the way this outbuilding sits within its setting, replacing low-quality, mass-produced materials with high quality crafted materials that are seen within the village and across the Itchen Valley.

SD4 1b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;

SD5 1a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;

As referenced in the Design Principles above, this proposal has been informed by the local vernacular and sets out to enhance the way the existing building sits within the site and more widely within the wider context of Itchen Abbas and rural settlements in the Itchen Valley.

SD5 1f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;

Whilst the use of a pitched roof increases the overall mass of the outbuilding, it remains subservient to the main building and does not create excessive scale and massing. In comparison to other outbuildings that have been permitted recently within 50m of the property, this conversion is significantly smaller in terms of both GIA and proportionally to the size of the main house:

SDNP/23/02826/HOUS - Double carport and single garage, with home office/ancillary floorspace above

SDNP/21/01809/HOUS - Detached two car garage with storey above



Figure 4a – SDNP/23/02826/HOUS Abbey Cottage, Rectory Lane



Figure 4b – SDNP/21/01809/HOUS The Cottage, Rectory Lane

SD5 1g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment

This proposal retains a carport with ample storage for, and easy accessibility to, transport equipment such as bicycles, mobility scooters, push chairs and wheel chairs. Suitable parking arrangements for multiple motor vehicles, including the provision of charging facilities for electric vehicles will be maintained.

SD5 1h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;

The works being undertaken will be accompanied by landscaping to enhance the connectedness of the property with its outdoor amenity space to ensure it better meets the demands of modern living and the immediate needs of the current occupiers.

SD31 1c) The proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.

The design scheme sets out to ensure there is no detriment to the amenity of nearby residents by virtue of loss of light and/or privacy. The proposed outbuilding will remain well screened by an existing 2 to 3m tall hedging and a brick wall at the front of the property.

External finishes

The proposal sets out to use high quality materials throughout to reinforce the overall design concept and respect the context of the site and neighbourhood. See figure 4 – High quality materials.

Natural slate will be used on the pitched roof.

Exterior walls will be wooden clad, using a black stained vertical board and batten design.

Black, flush casement windows will be used to compliment the cladding design.



Figure 4 – Materials to be used in the garage conversion/extension

Highways, Access and Parking

The existing entrance, driveway and parking spaces at the property will be maintained. Additional parking space will be created as part of the project. Cars will be able to enter then exit the property in forward gears.

Sustainability

This proposal will meet or exceed all current Building Regulations to minimise the long term environmental impact of the property as follows:

Meeting or exceeding all current Building Regulations in terms of insulation and heat loss

Using recycled and recyclable building materials where possible

Incorporating highly energy efficient heating and lighting, coupled with smart controls to minimise consumption.

Biodiversity

This development will increase the visual quality of the site and biodiversity will be enhanced through an extensive landscaping project being undertaken at the property as a whole. This will include considered use of native hedging and specimen trees.

Preliminary Bat Roost Assessment and Arboricultural Survey

A preliminary Roost Assessment Report has not been included as part of this proposal as the existing garage, that will be retained, does not possess any of the features included in *Development and planning trigger list for bat surveys (Bat Surveys for Professional Ecologists Good Practice Guidelines - 2016)*. Photographs of the existing garage have been included in Appendix A.

An arboricultural survey and method statement has not been included as part of this application as no trees will be removed or impacted as a result of the proposal. No works will take place within the Root Protection Area of existing trees within the vicinity (as measured in accordance with BS5837).

Dark Skies

The lighting scheme for this proposal has been created to meet the Dark Skies Technical Advice Notes (TAN) – May 2021 update.

See Appendix C – Lighting Scheme.

Flood Risk

Environment Agency Flood Risk Maps have been reviewed and Abbey Lodge is at 'very low risk' of flooding either from rivers and sea or surface water. Local Searches by Landmark Information Group identify the property as being 'at minimal or no risk of flooding' in all flood risk categories.

Land Contamination

Environment Agency Contaminated Land Maps have been reviewed and Abbey Lodge is not identified as being on contaminated land. Local searches by Landmark Information Group identify no significant risk of contaminated land at or close to the property.

Conclusion

As set out above, this planning proposal meets national and local planning policies and in particular SD31, SD4 and SD5 of the South Downs National Park Local Plan.

The proposed design sets out to enhance the character of Abbey Lodge and improve its sense of place within the landscape and neighbourhood. The proposed scheme ensures that Abbey Lodge will meet the needs of modern family living whilst increasing the long-term sustainability of the property.

For these reasons, this planning application should be considered positively for approval.

Appendix A – Site photographs

South Elevation



East Elevation



North elevation



West elevation



Appendix B – Ecosystems Services Ecosystems Services Actions

Increase native hedging to enhance biodiversity and improve air quality. Ongoing planting has commenced and will continue in parallel to the works.

Policy SD2 criterion

A, B, D, F, I, J

Create a compost heap and composting bins at the rear of the site to reduce the need for waste removal and improve soil quality.

B, E, G

These will be sited at the rear of the existing greenhouse.

Plant native trees to support new habitats and biodiversity.

B, D, E, F, I

Capture rainwater to support the watering of the garden. Water butts will be located to capture and store rainwater from the roof.

C, E, H

Remove non-permeable driveway surface and use permeable surface for driveway and parking areas. All driveways and parking spaces will be gravel to ensure permeability.

D

Create vegetable plots to increase production of food on-site. These will be sited within the garden.

D, H, J

Create insect friendly, meadow flower beds to encourage insects. Insect friendly planting will be used in flower beds to encourage diversity of wildlife habitats.

B

Use planting to maintain and enhance wildlife corridors through the garden. Poor quality fencing is being mixed hedging.

B, F

Introduce bird boxes, bird bath and log-pile bug houses to the rear, quiet area, of the property. A range of animal friendly features will be incorporated into the garden design.

B, J

Appendix C – Lighting Scheme

Lighting Scheme for:

Abbey Lodge
Rectory Lane
Itchen Abbas
SO21 1BN

Prepared to comply with:

Dark Skies Technical Advice Note (TAN) May 2021

Position of wall light

Luminaire: Fully shielded non-adjustable
downlight with clear lens

Bulb: 2.6W narrow beam LED

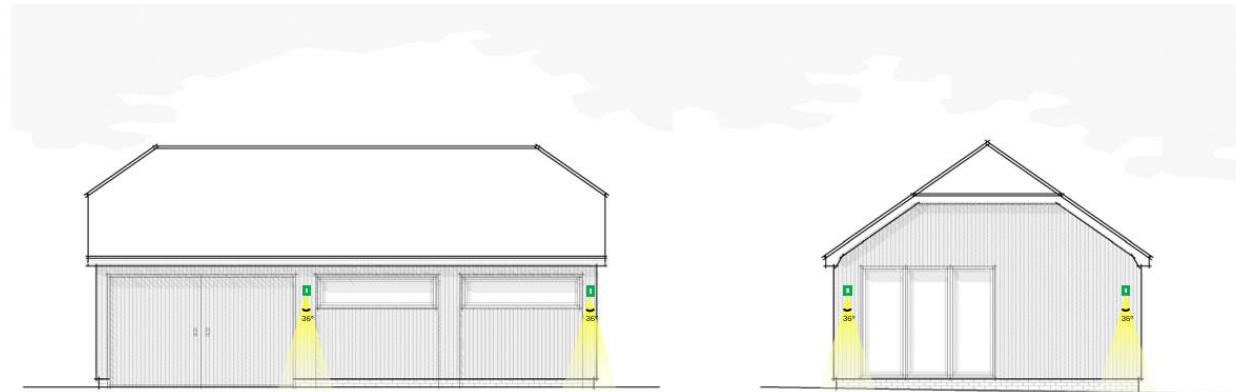
Wattage: 2.6W

Luminous Flux: 230lm

Colour Temperature: 2700K

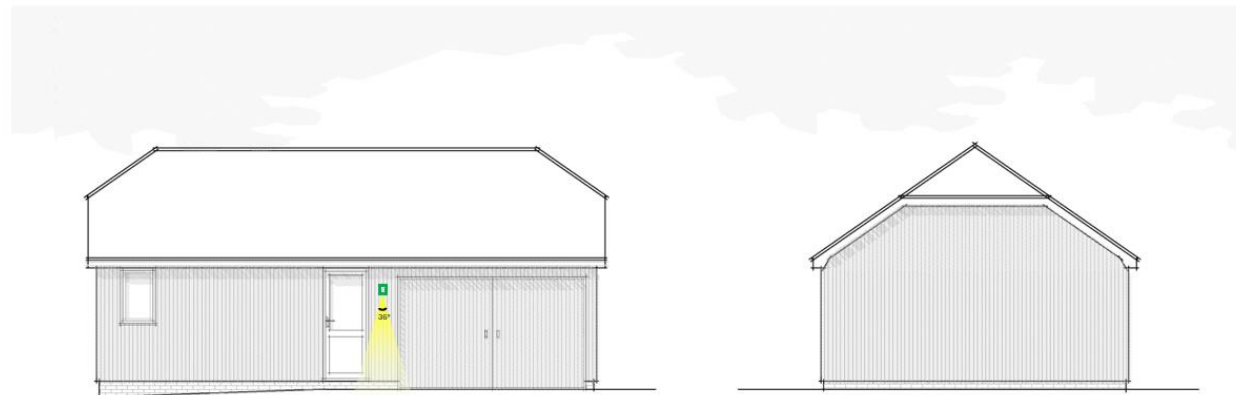
Candela: 370 cd

Beam: 36°



PROPOSED FRONT ELEVATION (facing due south)

PROPOSED SIDE ELEVATION (facing due east)



PROPOSED REAR ELEVATION (facing due north)

PROPOSED SIDE ELEVATION (facing due west)