



REF:
(INTERNAL ONLY)

Planning department

Hart District Council, Civic offices, Harlington Way, Fleet, GU51 4AE

Email: planningadmin@hart.gov.uk

Website: www.hart.gov.uk

Telephone: 01252 774419

PLEASE ENSURE THAT YOU HAVE READ
THE VALIDATION CHECKLIST ON:
www.hart.gov.uk/planning-applications

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Also previously known as 1 Charles Kingsley Cottages

Applicant Details

Name/Company

Title

Miss

First name

Alice

Surname

Goudie

Company Name

Address

Address line 1

Fielders, Longwater Lane

Address line 2

Eversley

Address line 3

RG270NN

Town/City

Hook

County

Hampshire

Country

United Kingdom

Postcode

RG27 0NN

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

We propose the demolition of the existing flat roof extension and a replacement single storey flat roof extension to the rear of the existing property where the kitchen will be situated. The amenity of the proposed works is essential to the adequate function of the property due to the disproportionately small kitchen (see floor plan).

The property currently has a very low quality and poorly built single-story extension (single skin construction and substandard flat roof) at the rear elevation. Removal of the existing extension presents an opportunity for a replacement extension that is more sympathetic to the significance and character of the listed building.

The proposed extension will be located at the rear of the property offset from the southern corner. The extension will be attached to the main building via a structural glazed link extending across the full depth of the extension. The glazed section will provide a visual separation between the host building and the proposed extension, allow natural daylight and a full view of the inscribed bressummer extending the full width of the rear elevation including the large end brackets. The proposed structural glazed link will be lower to provide the visual step between new and old and to maximise on maintaining a clear view of the existing historical features. The proposed extension will add an additional 10m² which equates to just 11% floor area increase but just large enough to house a kitchen suitable for modern living.

Through careful design of the proposed extension with our heritage consultant and architect, we believe that our proposal will have minimal impact on the heritage value of the property. From a conservation area perspective - both the front elevation of Kingsley Cottages as a whole and the side elevation of Fielders are visible in glimpsed and partially screened views from Longwater Lane. The rear elevation of Fielders is not legible in the street scene and, as such, the proposed extension would not impact on the character and appearance of the Eversley Cross Conservation Area.

This application has been carefully considered with both feedback from our pre-app (22/01598/PREAPP), previous planning application (23/01693/LBC) a heritage consultant and a listed building architect. Please refer to the design and access statement 4.0 for details of the steps taken to amend the design proposals based on previous planning feedback and communication.

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).

Demolition of the existing flat roof extension. With ref to the heritage statement: The existing flat roof extension is a brick structure in stretcher bond with a felt roof. Structure is of c. 1970s date and is of no heritage value. The Conservation Officer recognised that the extension is of no historic interest in the pre-application comments. Removal of the existing extension presents an opportunity for a replacement extension that is more sympathetic to the significance and character of the listed building. The only interior to the building that will be affected is the demolition of the existing extension.

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:

External walls

Existing materials and finishes:

Exterior walls of main building: Imperial orange/red hand made wire cut. Configuration of brickwork is Flemish bond i.e. headers, stretchers queen closures in a pure sand lime mortar mix

Proposed materials and finishes:

Proposed extension will be a metric ibstock orange/red facing brick in half bond configuration. Bricks and mortar will be sympathetically colour matched to the original building with a possibility of using reclaimed imperial bricks if possible.

Type:

Floors

Existing materials and finishes:

50% of the ground floor is quarry tiled on appropriate base the remaining 50% is a pitched pine herringbone wood floor

Proposed materials and finishes:

Base for new extension will consist of 15cm of consolidated hardcore with sand blinding. 1200G polythene membrane lapped up all walls. 15cm RC floor slab. 14cm of highly extruded foil backed insulation. 65mm sand cement floor screed with appropriate underfloor heating system.

Type:

Internal walls

Existing materials and finishes:

Traditional single and double width brickwork walls with two coats of sand lime horse hair rendering with skim coat of lime plaster.

Proposed materials and finishes:

12.5mm gyprock plaster board. Drylined to new walls with tape and jointing. Decorated to required finish.

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

Please see attached heritage statement to this application.

Please refer to drawing plans and design & access statement:

1.0 Site details

1.1 Address

1.2 Access and neighbouring houses

Figure 1: Block plan with proposed development area marked in pink.

Figure 2: View looking west along Longwater Lane. Kingsley Cottages to the right of the photo and Northcote cottage to the left of the lane.

Figure 3: View of Fielders from Longwater lane

Figure 4: Rear aerial view of perimeter fence between Fielders (left) and Mallow (right)

Figure 5: View from first floor of Fielders towards perimeter fence/ west site boundary and Mallow

Figure 6: View from perimeter fence/west site boundary from Mallow towards Fielders

Figure 7: Site boundary wall between No2 Charles Kingsley cottages (left) and Fielders (right)

Figure 8: Rear of Fielders (North west elevation) showing existing extension and development area

1.3 Property details

Figure 9: Photograph showing bressummer details with inscription.

1.4 Listed building status

2.0 Proposal

2.1 Requirement for development

Figure 10: Existing flat roof extension (internal left and middle, external right)

Figure 11: Existing kitchen

2.2 Layout

2.3 Massing of proposed development

Figure 12: Examples of a structural glazed link interface

Figure 13: Existing ground floor plan (left) and proposed floor plan (right)

Figure 14: Illustration of rear of Fielders with existing extension (left) and proposed extension (right)

2.4 Landscape and amenity space

Figure 15: Existing (left) and proposed (right) site plan

2.5 Design and appearance of proposed development

Figure 16: Proposed key elevation (southeast)

Figure 17: Photograph showing brick work under bressummer jetty on the front elevation

Figure 18: Photograph showing end jetty bracket on south east elevation

Figure 19: Proposed northwest rear elevation

Figure 20: Proposed northeast side elevation

2.6 Heritage assets

2.7 Sustainability

3.0 Access and Movement

Figure 21: Photograph standing in the dining room looking towards the rear of the property with rear window and original back door

Figure 22: Photograph standing in existing extension facing towards rear of the original building with back door and window

4.0 Steps taken to amend design proposal and application

4.1 Addressing feedback from 22/01598/PREAPP

4.2 Addressing feedback from 23/01693/LBC

Figure 23: 22/01598/PREAPP drawings

Figure 24: Sketch example of pitched roof structure proposed rear elevation

5.0 Consultants

***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

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies 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)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

22/01598/PREAPP

Date (must be pre-application submission)

26/01/2023

Details of the pre-application advice received

The proposal consists of removing the existing single storey extension to allow its replacement with a larger single storey extension. Whilst there is no in principle objection to the removal and replacement of the existing extension this would be provided its replacement is of a suitable scale and design. The existing single storey element, whilst of is a poorer quality in terms of its execution and condition, provides an important ancillary function that provides potential for facilities that allow for a more comfortable occupation of the property.

Unfortunately, the concept of the design that was discussed at length on site would not be supportable for the following reasons. The proportions and layout of the proposed replacement extension would create an addition that would be overly large in terms of its proportions and would unduly impose itself on the more restrained scale and simple, yet charismatic, architectural style of the existing building.

The proposed layout of the extension and the resultant planform would create an addition that would stretch across the entire width of the rear of the building. In doing so the design impinge upon and obscure important and prominent existing features, e.g., the expressed external brickwork and timbered jetty feature, which are highly attractive original design features.

The extension proposal would, in my opinion, have an adverse impact on the character and appearance of the listed building and detract from its setting. The main visual impact would, by way of comparison to the existing single storey structure, result in an overly dominant and detracting effect. As, such, the design scheme currently being proposed would not conserve or enhance the appearance, character or significance of the listed building and would impose itself on it on its setting.

Whilst the scheme comprising of the physical works required to facilitate extension of the building and the development being proposed would cause a level of heritage harm that would reside within the 'less than substantial' level of harm according to the NPPF, it still represents a level of harm that at present would more than likely be avoided by a less ambitious replacement extension scheme. On this basis, clear and convincing justification for why the harm identified would be reasonably necessary in that it would deliver a level of public benefit that would outweigh the level of harm identified above has not been provided at this stage

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

Miss

First Name

Alice

Surname

Goudie

Declaration Date

29/03/2024

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

Alice Goudie

Date

29/03/2024