



Application	Application for the demolition of the existing two-storey side extension and its replacement with a larger two-storey side extension
Site Address	Old Kingsham Farm, Cook's Pond Road, Milland, Liphook GU30 7JY
GTP Ref	23050.PS01.07032024

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Appendix

Appendix 1 Water Efficiency Calculator

1 INTRODUCTION

- 1.1 The application site comprises Old Kingsham Farm which is a Grade II listed, two-storey detached dwelling located within the South Downs National Park and accessed via an access drive that leads from Cook's Pond Road. The property is constructed from coursed stone with red brick dressings to the windows and quoins, and a brick and stone plinth. The walls of the main house also feature galletting. The plain clay tiled roof is a modern replacement (2021) and all the windows have been recently replaced.
- 1.2 The property has previously been enlarged in the 1960s with a two-storey side extension to comprise a four-bedroom dwelling and was altered internally in 2001 to rearrange the layout.
- 1.3 The original property (as defined by the South Downs National Park as being the property as erected on the 18th December 2002) was a four-bedroom dwelling in excess of 120m² Gross Internal Area.
- 1.4 The property lies outside the settlement boundary within the Parish of Milland and the South Downs National Park and therefore from a planning policy perspective, the following planning policy documents are relevant:
- National Planning Policy Framework (December 2023)
 - South Downs National Park Local Plan
 - South Downs Local Plan Extensions and Replacement Dwellings Technical Advice Note October 2023 (SDNP TAN)
 - South Downs Partnership Management Plan
 - Milland Neighbourhood Plan

2 THE PROPOSAL

- 2.1 The proposed development is for the demolition of the existing two-storey side extension and its replacement with a larger two-storey side extension.
- 2.2 The proposed replacement two-storey side extension will be on the northern elevation and will have a subservient ridge line and inset west and east elevation when compared with the main dwelling. This will ensure the proposed extension remains subservient to the main dwelling.
- 2.3 The proposed two-storey side extension represents a 25% increase in floor area overall.
- 2.4 The proposed materials will match those on the existing dwelling.

3 PLANNING HISTORY

3.1	SDNP/23/02514/PRE	Pre-application advice for replacement of existing extension. Principle supported. Proposal competes with host listed building. Needs to comply with Policy SD31. Proposal must conserve and enhance significance of listed building and its setting. Proposal must be subservient to host dwelling in height and width and depth. Simplify fenestration.
	SDNP/21/00786/LIS	Replacement roof covering with new red brown plain clay tiles to match existing. Permit.
	11/02012/LBCNP	Further to Listed Building Consent ML/02/03103/LBC, single and two storey extensions, plus internal alterations to existing dwelling. Withdrawn.
	11/02011/DOMNP	Further to planning approval ML/00/03202/DOM, single and two storey extensions, plus internal alterations to existing dwelling. Withdrawn.
	03/01532/DOM	Alteration to outbuilding ancillary to main house. Permit.
	03/01529/LBC	Alterations to outbuilding ancillary to main house. Permit.
	02/03103/LBC	Internal alterations together with single storey and two storey additions. Reinstatement of 2 no. chimneys, periodic staircase and flooring of an existing double height space. Permit.
	00/03201/LBC	Internal alterations together with single storey and two storey additions. Reinstatement of 2 no chimneys, a period staircase and floor in of an existing double height space. Permit.
	00/03202/DOM	Proposed single and two storey extension along with alterations to existing dwelling. Permit.

4 PLANNING POLICY

National Planning Policy Framework (NPPF) December 2023

- 4.1 Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.2 Paragraph 131 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. In addition the paragraph encourages effective engagement between applicants, communities, local planning authorities and other interested parties throughout the process.
- 4.3 Paragraph 135 states that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 4.4 Paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 4.5 Paragraph 182 states great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- 4.6 Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.7 In determining applications, local planning authorities should take account of:
- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
 - c) The desirability of new development making a positive contribution to local character and distinctiveness (paragraph 203).
- 4.8 Paragraphs 205 and 206 consider the potential impacts of the proposed development on the significance of a heritage asset. Great weight should be given to the asset's conservation (the more important the asset the greater weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 4.9 Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to grade II listed buildings should be exceptional. Paragraph 209 states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighting applications that directly or indirectly affect non-designated heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

South Downs National Park Local Plan

4.10 Core Policy SD1: Sustainable Development

1. When considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise.
2. The National Park purposes are:
 - i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
 - ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social wellbeing of the local communities within the National Park.

3. When determining any planning application, the Authority will consider the cumulative impacts of development
4. Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally:
 - a) The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and
 - b) There is substantial compliance with other relevant policies in the development plan.

4.11 Strategic Policy SD4: Landscape Character

1. Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:
 - a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located;

- b) 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;
- c) They will safeguard the experiential and amenity qualities of the landscape; and
- d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of Green Infrastructure (GI) and uses native species, unless there are appropriate and justified reasons to select non-native species.

4.12 Strategic Policy SD5: Design

1. Development proposals will only be permitted where they adopt a landscape led approach and respect the local character, through sensitive and high-quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:
 - a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;
 - b) Achieve effective and high-quality routes for people and wildlife, taking opportunities to connect GI;
 - c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;
 - d) Create high-quality, clearly defined public and private spaces within the public realm;
 - e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;
 - f) 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;
 - g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;
 - h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;
 - i) Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;
 - j) Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and
 - k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.

4.13 Strategic Policy SD6: Safeguarding Views

1. Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.

2. Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the Viewshed Characterisation & Analysis Study:
 - a) Landmark views to and from viewpoints and tourism and recreational destinations;
 - b) Views from publicly accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park;
 - c) Views from public rights of way, open access land and other publicly accessible areas; and
 - d) Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the Viewshed Characterisation & Analysis Study, heritage assets (either in view or the view from) and biodiversity features.
3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.

4.14 Strategic Policy SD7: Relative Tranquillity

1. Development proposals will only be permitted where they conserve and enhance relative tranquillity and should consider the following impacts:
 - a) Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals;
 - b) Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and
 - c) Experience of users of the PRoW network and other publicly accessible locations.
2. Development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity.
3. Development proposals in poor tranquillity areas should take opportunities to enhance relative tranquillity where these exist.

4.15 Strategic Policy SD8: Dark Night Skies

1. Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.
2. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:
 - a) The installation of lighting is avoided; and
 - b) If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:

- i. Any adverse impacts are avoided; or
- ii. If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.'

- 3. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map.

4.16 Strategic Policy SD9: Biodiversity and Geodiversity

- 1. Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation. Prior to determination, up-to-date ecological information should be provided which demonstrates that development proposals:
 - a) Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features;
 - b) Identify and incorporate opportunities for net gains in biodiversity;
 - c) Contribute to the restoration and enhancement of existing habitats, the creation of wildlife habitats and the creation of linkages between sites to create and enhance local and regional ecological networks;
 - d) Protect and support recovery of rare, notable and priority species;
 - e) Seek to eradicate or control any invasive non-native species present on site;
 - f) Contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by supporting the delivery of GI and Biodiversity Action Plan targets and enhance Biodiversity Opportunity Areas (BOA); and
 - g) Comply with the mitigation hierarchy as set out in national policy.
- e) Outside of designated sites:
 - i. Development proposals should identify and incorporate opportunities to conserve, restore and recreate priority habitats and ecological networks. Development proposals should take opportunities to contribute and deliver on the aims and objectives of the relevant biodiversity strategies where possible.

4.17 Development Management Policy SD13: Listed Buildings

- 1. Development proposals which affect a listed building or its setting will only be permitted and listed building consent granted where:
 - a) They preserve and enhance the significance of the listed building and its setting by demonstrating that loss of historic fabric and detail of significance, including internal features, floor plans and the integrity of the rooms, is avoided; or
 - b) Harm to the significance of the listed building or its setting is considered to be outweighed by public benefits by the Authority, when appropriate mitigation measures will be expected, including archaeological investigation (including a written report) or recording.

2. Development proposals will be refused planning permission and/or listed building consent where they cause substantial harm to a listed building or its setting.

4.18 Development Management Policy SD31: Extensions to Existing Dwellings and Provision of Annexes and Outbuildings

1. Development proposals for extensions to existing dwellings, and the provision of annexes and outbuildings will be permitted where:
 - a) The proposal does not increase the floorspace of the existing dwelling by more than approximately 30% unless there are exceptional circumstances;
 - b) The proposal respects the established character of the local area; and
 - c) 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.
2. Proposals for annexes should demonstrate the functional and physical dependency on the host dwelling.
3. Proposals for outbuildings should demonstrate that they are required for purposes incidental to the use of the host dwelling.
4. Where permission is granted future extensions may be controlled by the removal of permitted development rights.

South Downs Local Plan Extensions and Replacement Dwellings Technical Advice Note October 2023 (SDNP TAN)

4.19 The TAN explains the dual purposes of the South Downs National Park policies SD30 and SD31 is to reduce the loss of small and medium sized homes in the National Park through either replacement or extension and to avoid any adverse visual impact on the landscape of the National Park by either the over extension of existing dwellings or the erection of over-extended replacement dwellings. The main mechanism for achieving these two purposes is to limit the increase in the size of small and medium dwellings to approximately 30%. All applications to extend small and medium sized dwellings or provide additional annexes and outbuildings should not extend the original dwelling by more than approximately 30%. There is a provision that makes an allowance for extensions that are larger than 30% if there are exceptional circumstances, which are supported by robust evidence.

4.20 The TAN explains the definition of a small/medium sized dwelling. A small or medium sized dwelling is defined as having a Gross Internal Area (GIA) of 120m² or less and/or has one, two or three bedrooms. The loss of a house that is already large (i.e. has a GIA of more than 120m² and four bedrooms or more) would not reduce the supply of small and medium sized homes in the National Park irrespective of whether the extension was more than 30% larger than the existing dwelling.

- 4.21 The existing dwelling is defined as the residential unit that existed on 18th December 2002.
- 4.22 All proposals for replacement dwellings and extensions should be considered for their impact on local character and appearance.

South Downs Partnership Management Plan

- 4.23 There are two statutory purposes for the South Downs National Park which should be considered in the determination of planning applications:
- Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
 - Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- 4.24 This is coupled with a social and economic duty upon the National Park Authority to ensure a high degree of cooperation. The Plan makes reference to the UK Government Vision and Circular 2010, which states that additional and concerted efforts are required to ensure communities, planners and businesses have clear, consistent advice regarding the acceptable form development might take.
- 4.25 Old Kingsham Farm lies within the Parish of Milland and is covered by the Milland Neighbourhood Plan.

Milland Neighbourhood Plan

- 4.26 Milland Neighbourhood Plan was made by the South Downs National Park Authority on 9th June 2016. The relevant policies of the Milland Neighbourhood Plan are:
- Policy HD.5: Historic Buildings, and
Policy H.1: Enlarged Homes
- 4.27 Policy HD.5: Historic Buildings - states proposals that have an unacceptable impact on listed buildings or their setting will normally be refused.
- 4.28 Policy H.1: Enlarged Homes - states that proposals for the replacement of an existing dwelling or the extension of an existing property will only be permitted if the works do not result in the loss of a small dwelling i.e. the property will only still contain no more than three bedrooms.

5 ASSESSMENT

- 5.1 The proposed development is for the demolition of the existing 1960s two-storey side extension and its replacement with a larger two-storey side extension. The proposed extension would be smaller than that previously permitted in 2001 (which has not been implemented) but would represent an increase of 25% on the existing two-storey side extension.
- 5.2 As the property is not a small or medium-sized dwelling (i.e. the GIA is greater than 120sqm and there are four bedrooms) any increase in size of the property would not result in the loss of a small or medium sized dwelling. The proposed extension would have a greater footprint than the earlier 1960s extension it replaces. The existing GIA of the dwelling is 222.3m² and the proposed GIA is 278.8m² which represents a 25% increase in floor area. The increase in floor area complies with Policy SD31 of the SDNP LP. The principal considerations in determining an application for an extension to the dwelling are how the proposed extension is viewed in the context of its environment and the landscape setting, and the impact on the heritage asset. The application is accompanied by a Heritage Statement contained within the Design and Access Statement.
- 5.4 The proposed extension would remain subservient to the original dwelling (before the 1960s extension) with a lower ridge height than the main dwelling and also the existing extension. The differentiation between the larger casement windows on the main house and the smaller windows on the extension will also help create a hierarchy between the old and the new parts of the dwelling.
- 5.5 The proposed extension is narrower than the main dwelling reinforcing the subservience of the extension and the façade is set back from the east and west elevations. The north elevation is also smaller than on the main dwelling with blind windows to increase the subservience further. The Design and Access Statement provides extensive detail on the proposed extension and its evolution including amendments made in respect of pre-application discussions.
- 5.6 The proposed extension has been designed with a landscape and heritage led approach which respects and compliments the character of the existing dwelling and makes a positive contribution to the overall character and appearance of the area. The extension preserves the original building and is proposed to be added to an area which has already been altered by the 1960s extension, resulting in minimal disruption to the original historic fabric of the building. There would be no adverse impact on the historic integrity of the listed building, and it is considered that less than substantial harm will be caused to the listed building as a consequence of the proposed alterations.
- 5.7 The dwelling is located in a rural setting and the area for the proposed two-storey side extension is located furthest from the road. The bulk and mass of the proposed extension would be shielded from public view by the existing dwelling. There is also good boundary screening and

- the location of the proposed extension set within the site will minimise any visual impact of the proposed extension on the street scene and wider area.
- 5.8 The proposed extension does not conflict with Policy HD.5 of the Milland Neighbourhood Plan and South Downs Local Plan Policies SD5, SD13 and SD31.
- 5.9 The proposed extension will conserve the Dark Night Skies as there are no significant expanses of glazing or areas where light will be shining upwards on the proposed elevations. No additional external lighting is proposed. The proposed development complies with Policy SD8 of the South Downs Local Plan.
- 5.10 The proposed extension would sit on the site of an existing extension and therefore there should be no significant disturbance to the biodiversity or geodiversity on the site in accordance with Policy SD9 of the South Downs Local Plan. The application is accompanied by a Bat Survey which concludes that the proposed development will impact on small numbers of common and widespread bat species and in the absence of mitigation is not considered significant to bat conservation beyond local level. Mitigation measures are proposed which will ensure that individual bats will not be harmed during the construction, and that alternative roosting opportunities are provided after completion. The applicants are confident that the three tests under Regulation 53 (2) (e) can be satisfied, and an EPS licence can be obtained. As such, the planning authority can be satisfied that securing this mitigation and EPS licence under reserved matters will ensure that its duty to comply with the Conservation of Habitats and Species Regulations (2017) as amended, will have been fully met.
- 5.11 The application site lies within the Sussex (North) water supply zone. This is a householder application and therefore proposals do not need to demonstrate water neutrality. The number of bedrooms does not change and therefore the average occupancy and water usage will not change. The applicant has provided a water efficiency calculator (Appendix 1) demonstrating that the dwelling will have a water efficiency of less than 125l/p/d which is the Building Regulations Part G requirement for new dwellings.
- 5.12 In the light of the above, the proposal will not conflict with the stated policies within the adopted SDNP Local Plan, nor would the proposal result in an adverse impact on the landscape of the Park. The proposed extension has been carefully assessed in heritage terms and would not have an adverse impact on the historic integrity of the listed building.

6 CONCLUSION

- 6.1 The proposed development has been designed in response to the pre-application comments received.
- 6.2 The revised scheme differs from the pre-application advice with the following amendments:
- Reduction in GIA to less than 30% overall increase in GIA above the existing dwelling;
 - Loss of rear extension;
 - Inset east and west boundaries;
 - Subservient ridge line when compared to the main dwelling; and
 - Use of blind windows to increase further the subservience of proposed extension.
- 6.3 The proposed development has fully addressed the concerns raised in the pre-application response and fully complies with the policies contained within the NPPF, South Downs National Park Local Plan and Milland Neighbourhood Plan.