

Planning

South Downs National Park Authority
 South Downs Centre
 North Street
 Midhurst
 GU29 9DH

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Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

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

Publication of applications on planning authority websites

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

Site Location

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

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

Number

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

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Lesley

Surname

Hally

Company Name

LA Hally Architect

Address

Address line 1

11 Charlecote Mews

Address line 2

Staple Gardens

Address line 3

Town/City

Winchester

County

Country

United Kingdom

Postcode

SO23 8SR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

A new porch to the front elevation of the barn to replace the current porch, adjustments to existing fenestration, internal renovations throughout, new additional dormers to the barn and annex, and hard landscaping.

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

598.00	Cubic metres
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What is the volume of the part to be demolished?

32.20	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

1985

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

<p>The proposed works will see the removal of the current mono-pitched roof porch which affords a part enclosed porch element serving the main entrance door and part open porch element serving an adjacent doorway. The arrangement was created when the building was converted to a dwelling c.1985 or after and does not reflect the barn's original roof arrangement.</p> <p>Refer to drawings 792.PL.DEMO1 - 3</p>
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

<p>The intention is to remove the existing porch (open part and close part) completely. The roof of the barn below the catslide dormer will be reinstated the original roof alignment matching the barn to the east and this will simplify the barn's roofscape and enhance the appearance of the building. The current porch arrangement spans across the frontage wider than the catslide dormer and contributes to a somewhat fussy roofscape.</p> <p>Under preapplication advice the LPA and conservation officer accepted that there is opportunity to replace the existing porch with 'a new, higher-quality entrance, in lieu of the current structure'. With due regard to this advice the proposal allows for replacement of the porch with a contemporary complimentary porch structure.</p>
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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).

792.SU.101 - 103, 110 & 201 - 203, 210

792.SU.LOCATION, BLOCK & SITE

792.PL.101 - 103, 110 & 201 - 203, 210

792.PL.SITE & BLOCK

792.PL.DEMO1 - 3

792 Design Access Statement

439-08 Rosehill Barn Heritage Statement KM - merged

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:

Roof covering

Existing materials and finishes:

Pantiles.

Proposed materials and finishes:

Pantiles to match existing on new dormers and areas of making good. Single ply membrane roof to new porch.

Type:

External walls

Existing materials and finishes:

Dark timber cladding. Red brick. Block work.

Proposed materials and finishes:

Dark timber cladding to match existing. Red brick to match existing. Dark metal cladding to the new porch. Areas of making good to match existing.

Type:

Other

Other (please specify):

Dormers

Existing materials and finishes:

Dark timber cladding. Pantiles.

Proposed materials and finishes:

Dark timber cladding to match existing. Pantiles to match existing

Type:

Windows

Existing materials and finishes:

Dark timber window frames.

Proposed materials and finishes:

Dark timber/metal window frames. New replacement rooflights.

Type:

External doors

Existing materials and finishes:

Dark metal/timber doors.

Proposed materials and finishes:

Dark metal/timber doors. Some metal/timber glazed doors are proposed to permit views towards site and surroundings. New dark timber/metal doors to garage.

Type:

Internal walls

Existing materials and finishes:

Stud wall, plasterboard.

Proposed materials and finishes:

Stud wall, plasterboard. Some making good may be required to accommodate proposal.

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

792.SU.101 - 103, 110 & 201 - 203, 210

792.SU.LOCATION, BLOCK & SITE

792.PL.101 - 103, 110 & 201 - 203, 210

792.PL.SITE & BLOCK

792.PL.DEMO1 - 3

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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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

792.SU.SITE

792.PL.SITE

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

First Name

Surname

Reference

Date (must be pre-application submission)

The majority of the proposed works to both the main house and the annex was seen to be generally acceptable. The design of the link at this stage of development was not quite seen to be the right solution for this scheme yet. The key points were as follows:

Comments in support of the proposal:

- Removal of the existing porch extension to the NW elevation is supported, and there is scope to replace the porch with a new, higher-quality entrance, in lieu of the current structure.
- No objection to additional dormer on the main barn.

Comments of concern & how they have been addressed:

- The link was not supported, primarily with concerns over the footprint and the height. The current barn footprint was described to be "simple and rectilinear" and there were concerns that the additional geometry added by the link would subtract from this. The link has since been removed from the proposal entirely.
- The height of the link should sit lower than the eaves height. The link has since been removed from the proposal entirely.
- The modifications to the existing garage/annex were largely fine but the dormer should be reduced in size. This has now been addressed to be smaller and more similar in style to the existing dormer.

Authority Employee/Member

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

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

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

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

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

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

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

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

- Yes
- No

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

- Yes
- No

Certificate Of Ownership - Certificate A

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

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

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

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

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Simon

Surname

Griffiths

Declaration Date

21/03/2024

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

Lesley Hally

Date

21/03/2024