



Planning, Design, Access and Heritage Statement

Dragonfly Cottage, Church Street, Ropley, Alresford, SO24 0DT

18 March 2024

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1 INTRODUCTION

INTRODUCTION

1.1 This planning design, access and heritage statement has been prepared by Wessex Planning Ltd on behalf of Mr and Mrs T Bull in support of a planning application for the demolition of existing conservatory and construction of a replacement single storey rear extension at Dragonfly Cottage, Church Street, Ropley, Alresford, SO24 0DT.

1.2 The submission includes the following:

- Location Plan
- Existing Block Plan
- Proposed Block Plan
- Existing Floor Plans
- Proposed Floor Plans
- Existing Elevations
- Proposed Elevations

2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

- 2.1 Dragonfly Cottage is a very small two bedroomed end of terrace dwelling, located within the settlement policy boundary of Ropley and within the Ropley Conservation Area, as designated by the adopted Local Plan.
- 2.2 The dwelling has a traditional appearance and is constructed of brick and flint, with slate tiled roof.



- 2.3 The dwelling has been modified over the years with a single storey rear infill extension following the demolition of an external store, and the addition of a small conservatory.



SITE CONTEXT AND HISTORY

- 2.4 There is an extant planning permission (reference 34557/005) for a porch and two storey rear extension, with the front porch now completed but the rear first floor extensions yet to be commenced.
- 2.5 The site is bounded to the north by the public highway (Church Street) and to the east, south and west by boundary hedges and trees, providing a high degree of privacy to the long rear garden of the dwelling.



- 2.6 Further afield, on the opposite side of Church Street to the north, is the Church of St Peter's and to the immediate east, an adjoining terrace of a further 4 dwellings, two of which (nos. 3 and 5) have benefited from large rear extensions.



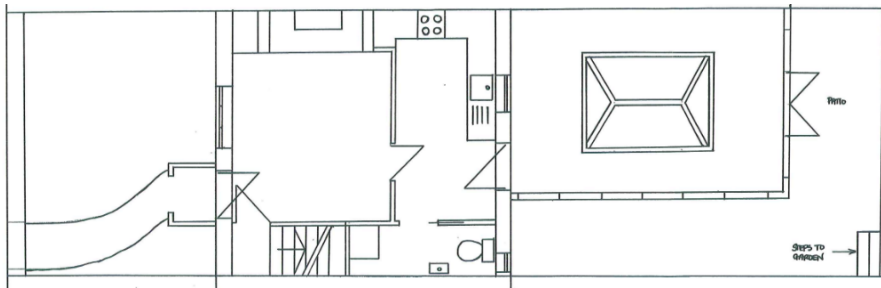
- 2.7 Of note is the permitted extension at No 3, where the LPA permitted an extended flat roofed rear conservatory, incorporating a large roof lantern (planning reference 53929).
- 2.8 In permitting this application the case officer stated that *"the proposal is considered acceptable as it would not have a significant impact on the amenity of neighbouring properties, would not detract*

SITE CONTEXT AND HISTORY

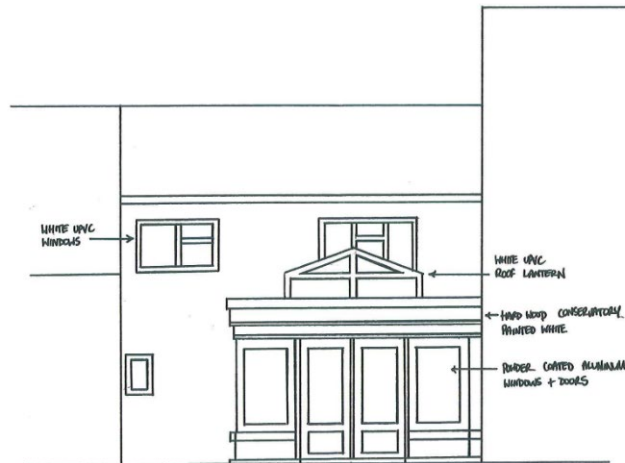
from the character and appearance of the property or the wider conservation area”.

2.9 The permitted plans and elevations are shown below, for ease of reference and comparison to the proposals the subject of this application.

Proposed Ground Floor (No.3)



Proposed Rear Elevation (No. 3)

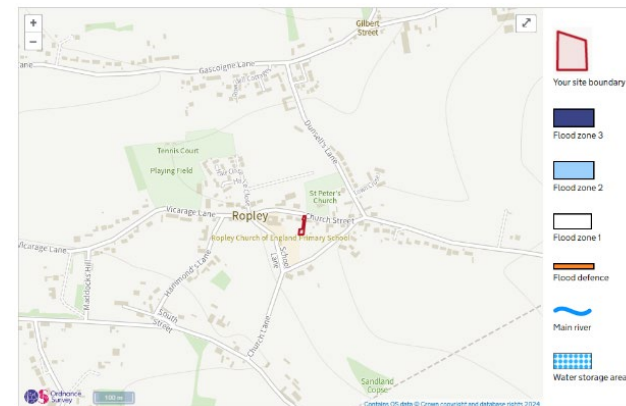


2.10 The site is accessible from Church Street with parking provided by the existing on-street parking.

2.11 In terms of character, the Ropley Conservation Area Guidance document characterises Church Street as an area containing a number of cottages, as well as the Church of St Peter, the school and more substantial houses. It states that Church Street winds gently so that different viewpoints are revealed along the way. Most of the houses front directly onto the street which together with the boundary hedges, walls and mature trees, create a strong sense of enclosure.

2.12 In terms of materials, the Conservation Area document notes that a mixture of materials are used and add to the character, with many buildings built of brick, some of which have been colourwashed. Other materials are flint, tile hanging and weatherboarding, all of which provide a good contrast to the brickwork.

2.13 The site is located in flood zone 1 and therefore has a low probability of flooding from rivers and the sea.



2.14 The relevant planning history for this site is;

- 34557 | *Single storey rear extension.* | **PERMISSION** | 16 Jul 1999
- 34557/001 | *Demolition of rear store* | **CONSENT** | 26 Jul 1999
- 34557/002 | *Detached garden outbuilding* | **PERMISSION** | 28 Sep 2005
- 34557/004 | *Conservatory to rear* | **PERMISSION** | 05 Oct 2012
- 34557/005 | *First floor extension to rear and replacement porch to front, associated external alterations to block up windows and side door and associated internal alterations* | **PERMISSION** | 15 Sep 2016

2.15 It is the applicant's intention that, subject to permission being granted for these proposals, not to develop the first floor rear extension permitted under planning application reference 34557/005.

3 PROPOSAL

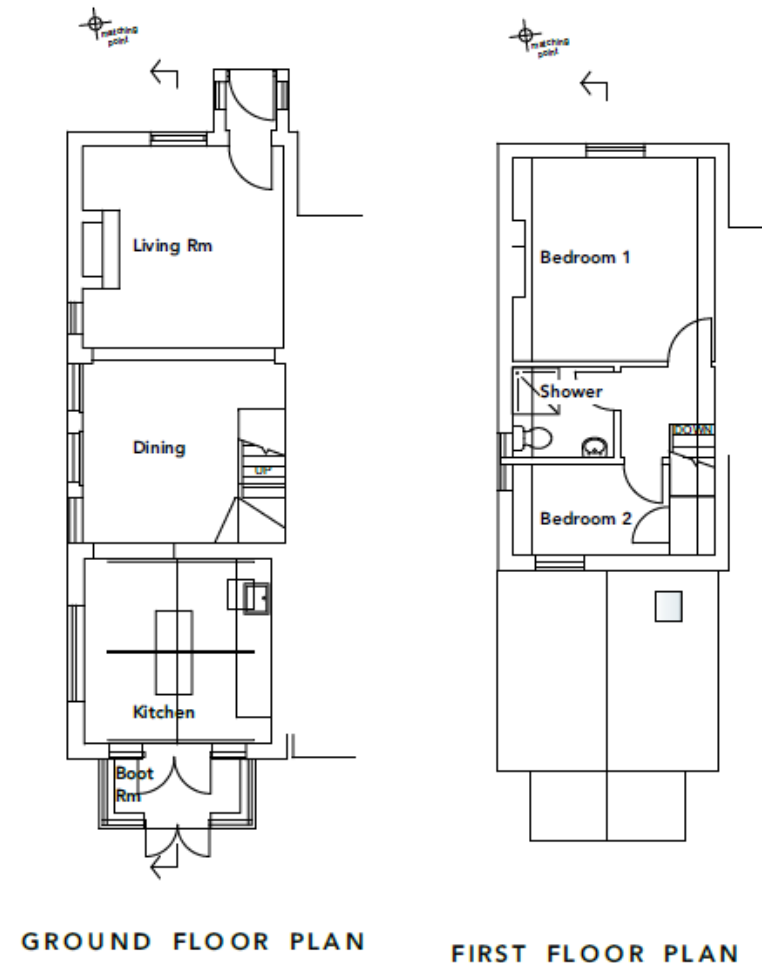
PROPOSAL

- 3.1 In considering the key characteristics of the Conservation Area, and carrying out a contextual analysis of the site, it was clear that the extension should respect the details, overall form and mix of materials that characterises the conservation area.
- 3.2 The extension should also be subservient to the existing dwelling.
- 3.3 The proposal is, therefore, for the demolition of the existing rear conservatory and its replacement with a new, timber clad, single storey, lantern-lit rear extension.
- 3.4 The proposed extension would provide a dining room set off from the existing kitchen.

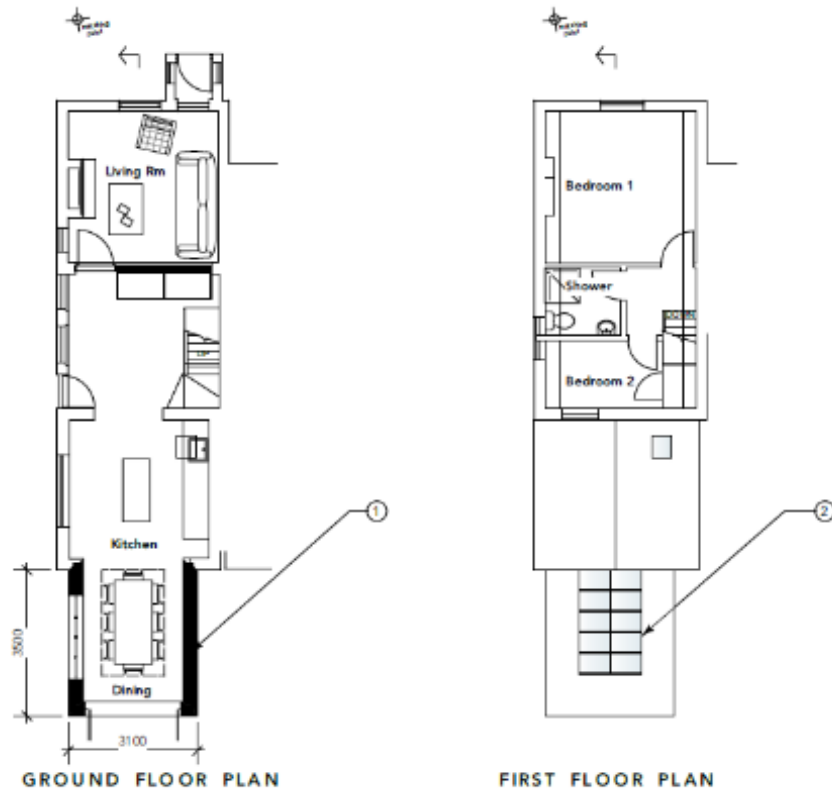
Amount

- 3.5 The existing conservatory, which is to be demolished, has a floor area of 3.5 sqm. The proposed replacement rear extension has a floor area of 10.85 sqm. The extension would therefore create an overall increase in floor area of just 7.5 square metres.

Existing Floor Plans



Proposed Floor Plans



Scale

- 3.6 The existing conservatory to be demolished has a pitched roof with a height of 3.2 metres at its highest point.
- 3.7 The proposed extension is of a flat roof construction, incorporating a glazed lantern feature to provide light from above in the new dining room.

- 3.8 The proposed extension is 2.5 metres high, rising to 3 metres high at the pitch of glazed feature lantern. As such it is subservient to the existing dwelling.



Materials

- 3.9 The walls of the extension will be finished in Siberian larch timber cladding, beneath the glazed lantern feature.
- 3.10 The fenestration will consist of black aluminium windows with black aluminium bi-folding doors to the rear.

Design and Appearance

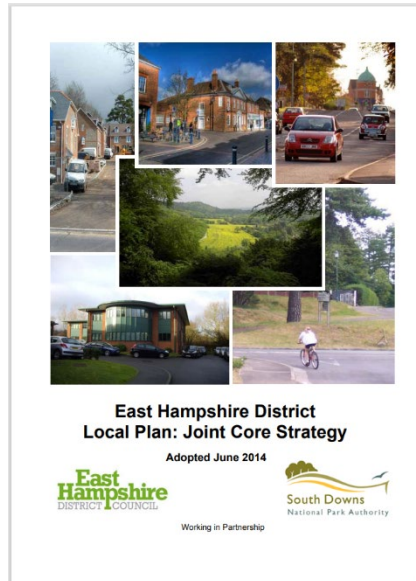
- 3.11 The extension offers a contemporary, high quality addition to the property. Through its modern appearance, the extension accentuates and highlights the historic nature of the original dwelling, with a contemporary architectural honesty that is of its time. The use of Siberian larch and aluminium windows demonstrate a commitment to a high-quality design and appearance that will endure over the long-term.
- 3.12 Of such diminutive size, the 7.5 square metre extension will remain subservient to the main part of the dwelling.

Access

- 3.13 Access to the property from Church Street will remain unchanged.

4 POLICY CONTEXT

- 4.1 The policy context comprises the East Hampshire District Local Plan Joint Core Strategy (adopted in June 2014), the East Hampshire District Local Plan Second Review (adopted in 2006), the Ropley Neighbourhood Plan (adopted in September 2019), together with the National Planning Framework and its associated guidance.



- 4.2 Additionally, the Ropley Village Design Statement 2006 has been formally adopted by East Hampshire District Council as a non-statutory Planning Guidance document with the relevant policies having material planning consideration.
- 4.3 East Hampshire District Council are currently consulting on the draft emerging Local Plan (2021 – 2040) but given the early stage of preparation, the draft Local Plan policies are afforded no weight.
- 4.4 The most relevant policies of the adopted Local Plan are detailed below, with the full policy text provided as Appendix 1:

Joint Core Strategy

- CP2 Spatial Strategy
- CP21 Biodiversity
- CP27 Pollution
- CP29 Design
- CP30 Historic Environment
- CP31 Transport

Local Plan Second Review

- HE2 Alterations and Extensions to Buildings
- HE5 Alterations to a Building in a Conservation Area

Ropley Neighbourhood Plan

- Policy RNP2 Settlement Policy Boundaries
- Policy RNP8 Built Heritage
- Policy RNP11 Impact of New Development
- RNP15 Extensions and New Outbuildings

5 OTHER MATERIAL CONSIDERATIONS

OTHER MATERIAL CONSIDERATIONS

National Planning Policy Framework

5.1 Under the NPPF there are heritage specific policies that are applied in the determination of applications affecting heritage assets. Dragonfly Cottage lies within a conservation area which is designated as a heritage asset under the provisions of Annex 2, NPPF (2023). The paragraphs which apply to the determination of an application affecting this designated heritage asset accounting for the nature of the proposals put forward are as follows:

Paragraph 200 - This requires the significance of heritage assets to be identified and understood as part of the decision-making process. The applicant has a responsibility to “describe the significance of any heritage assets affected, including any contribution made by their setting” noting that “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”.

Paragraph 203 – This explains how local planning authorities shall determine heritage based applications, taking 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 vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness

Paragraph 205 – This covers the considerations that would be given to this proposal which affects a designated heritage asset. The requirements are that great weight is given to the assets conservation (and the more important the asset, the greater the 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.

Paragraph 206 - This covers the consideration that would be given to this proposal which affects a designated heritage asset and requires that “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”.

Paragraph 208 – This is specific to the consideration of loss which is weighted as less than substantial harm and states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

Ropley Village Design Statement (VDS)

5.2 The Ropley VDS provides design guidance to ensure that new development reflects the character and quality of the village. The following policies of the Ropley VDS are of particular relevance;

- Design Guidelines 5A – External Facing Materials
- Design Guidelines 5B – Roofs and Chimneys
- Design Guidelines 5C – Doors and Windows

The Ropley Conservation Area Guidance Document

5.3 The conservation area guidance document is considered in the Heritage section of this planning statement below.

Historic England Guidance

5.4 Historic England are the public body that champions and protects England's historic places. It also produces guidance to aid decision making. The following guidance has been considered in context of proposals for Dragonfly Cottage;

OTHER MATERIAL CONSIDERATIONS

- Historic England, Conservation Principles, Policy and Guidance (April 2008)

6 HERITAGE

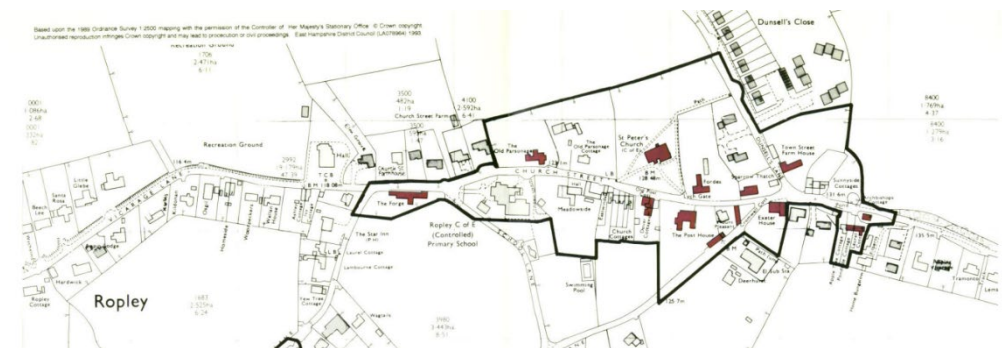
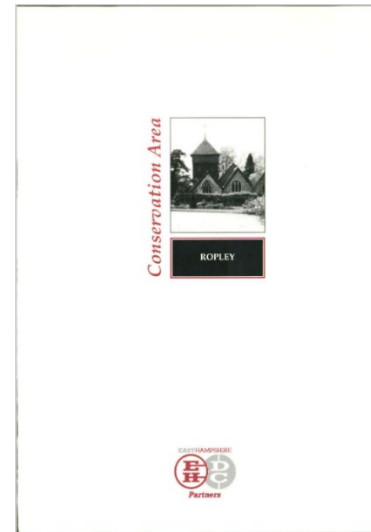
Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.1 The local planning authority are required to determine any planning application for development within a conservation area with due regard to the statutory duty under S72 Planning (Listed Buildings and Conservation Areas) Act 1990 which states:

“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”

Ropley Conservation Area Guidance Document

- 6.2 The Ropley Conservation Area was designated in August 1976.
- 6.3 This document provides a detailed assessment of the conservation area and an overview of the elements that give the conservation area its distinct and unique character, identifying special qualities and highlighting features of particular significance including historic development; landscape and topography; style, type and form of the buildings, and the spaces between buildings, materials, textures, colours and detailing.
- 6.4 The Conservation Area document characterises Church Street as an area containing a number of cottages, as well as the Church of St Peter, the school and more substantial houses. It states that Church Street winds gently so that different viewpoints are revealed along the way. Most of the houses front directly onto the street which together with the boundary hedges, walls and mature trees, create a strong sense of enclosure.
- 6.5 In terms of materials, the Conservation Area document notes that a mixture of materials are used and add to the character, with many buildings built of brick, some of which have been colourwashed. Other materials are flint, tile hanging and weatherboarding, all of which provide a good contrast to the brickwork.



7 PLANNING ASSESSMENT

Principle

- 7.1 Policy CP2 of the Joint Core Strategy sets out five levels within a sustainable hierarchy of settlements. The site falls within the identified settlement boundary of Ropley, designated as a Level 4 settlement (Other Settlements with a settlement boundary policy) by this policy CP2 and therefore the principle of development is accepted, subject to all other relevant policies.
- 7.2 Policy RNP2 of the Ropley Neighbourhood Plan designates six Settlement Policy Boundaries within Ropley Parish. The site is within the designated Settlement Policy Boundary of Ropley Village Centre where the principle of development is supported subject to compliance with relevant Local and Neighbourhood Plan policies.
- 7.3 In principle, the proposals accord with Policy CP2 of the local plan and Policy RNP2 of the Ropley Neighbourhood Plan.

Residential Amenity

- 7.4 Policy CP27 of the Joint Core Strategy states that development should not have an unacceptable effect on the amenity of the occupiers of neighbouring properties through loss of privacy or through excessive overshadowing.
- 7.5 Policy RNP2 of the Ropley Neighbourhood Plan states that development proposals on residential garden land should safeguard the amenities of adjacent residential dwellings and their curtilages.
- 7.6 Planning permission has previously been granted by the LPA for a rear first floor extension (34557/005), which remains undeveloped, albeit it that the replacement porch also permitted, has been completed.
- 7.7 In granting permission for the rear first floor extension, the case officer confirmed *“the proposal would be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on*

the amenities of the neighbouring properties, in particular to their outlook, privacy or available light.”

- 7.8 As a diminutive single storey extension, extending the dwelling by just 7.3 square metres and having a maximum height of 3m, it is very unlikely that the proposal would lead to a loss of privacy or any overshadowing of neighbours, especially as the garden of the property is so well screened by existing garden boundary fencing and hedges. As such, the proposals fully accord with Policy CP27 and Policy RNP2.

Design/Character and Appearance

- 7.9 Policy CP29 of the Joint Core Strategy states, amongst other things, that new development should;
- ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;
 - ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;
 - take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;
- 7.10 Saved Policy HE2 states that alterations and extensions to buildings will only be permitted if they are designed to take account of the design, scale and character of the original building, its plot size and

its setting. The roof form of any extension or alteration should respect the form of the original building.

- 7.11 Policy RNP15 of The Ropley Neighbourhood Plan states that extensions and new outbuildings including garages should be of a size which is proportionate to the dwelling and considers the size of the plot, not be visually intrusive, and be to a design and use materials which are in keeping with or enhance the dwelling.
- 7.12 The Ropley Village Design Statement provides further guidance stating in Policy 5A that in terms of external materials, traditional timber cladding and knapped flint are also excellent alternatives and should be encouraged.
- 7.13 The design of the proposed extension has been informed by the existing dwelling, with the pitch of the glazed roof lantern replicating the form and angle of the roof pitch of the dwelling. As such the extension, with the lantern visually elevating the mainly flat roof, is respectful and sympathetic to the shape of the existing dwelling.
- 7.14 In terms of mass, the diminutive scale of the extension, at just 7.3 square metres is such that it remains subservient and proportionate to the main dwelling, and takes full account of the plot size and setting. As such it is appropriate to, and respectful of the plot size and setting.
- 7.15 The use of Siberian larch timber cladding is fully supported by the Ropley Village Design Statement and offers a contemporary design that is sympathetic to the existing dwelling. With the mix of materials within Ropley being part of its character, the proposal will make a positive contribution to the Conservation Area.
- 7.16 As such, the proposals fully accord with Policy CP29, saved policy HE2, RNP policy RNP15 and the Ropley Village Design Statement.

Impact on Conservation Area

- 7.17 The Ropley Conservation Area document characterises Church Street as an area containing a number of cottages, as well as the Church of St Peter, the school and more substantial houses. The document states that Church Street winds gently so that different viewpoints are revealed along the way. Most of the houses front directly onto the street which together with the boundary hedges, walls and mature trees, create a strong sense of enclosure.
- 7.18 In terms of materials, the Conservation Area document notes that a mixture of materials are used and add to the character, with many buildings built of brick, some of which have been colourwashed. Other materials are flint, tile hanging and weatherboarding, all of which provide a good contrast to the brickwork. Whilst the extension would not be visible from any public vantage point, the use of timber cladding is strongly encouraged by the Ropley Village Design Statement.
- 7.19 In terms of the characteristics of the Conservation Area, these are mainly features that are visible from the public realm. Nevertheless, even in the private realm, it was considered that the proposed extension should not extend beyond the wider rear building line of the dwellings that front Church Street.



- 7.20 The existing conservatory to be demolished does not hold any particular significance in terms of the Conservation Area, and its demolition will have no impact on the significance of the Conservation Area itself. Its proposed replacement will only enhance the current rear elevation.
- 7.21 The rear garden is bounded by mature trees and high hedges which will screen the proposal, making it invisible in neighbouring views.
- 7.22 Accordingly, the proposals will have a positive impact on the existing very small dwelling, allowing a designated area to be used as a dining room.
- 7.23 The character of the area and would be preserved and there would be no impact on the features that characterise the conservation area (mixed design and materials and sense of enclosure).
- 7.24 As such, this small extension would have a neutral impact upon the Conservation Area with no harm caused to the Conservation Area as a heritage asset. As such the proposal would be in full accordance with Policy CP30 and the NPPF.

8 CONCLUSION

CONCLUSION

- 8.1 The proposal for the demolition of the existing rear conservatory and replacement with a single storey rear extension accord with all relevant policies of the Local Plan, the Ropley Neighbourhood Plan, the Ropley Village Design Statement and the NPPF.
- 8.2 In terms of impact on the conservation area, the extension cannot be seen from the public realm and therefore has no impact on the features for which the Ropley Conservation Area was designated (mix of design and materials and sense of enclosure along Church Street).
- 8.3 The proposed extension is lower in height than the existing conservatory and, as such, would not lead to a loss of privacy or any overshadowing of neighbours. With the garden of the property so well screened by existing garden boundary fencing and hedges, it is doubtful that the extension would be seen even in private views.
- 8.4 Accordingly, the proposals are considered to be in accordance with all relevant policies of the Local Plan, the Neighbourhood Plan, the Village Design Statement and the NPPF and it is therefore requested that permission is granted at the earliest opportunity.

9 APPENDIX 1 - POLICIES

Joint Core Strategy

CP2 SPATIAL STRATEGY

New development growth in the period up to 2028 will be directed to the most sustainable and accessible locations in the District in accordance with the Spatial Strategy shown on the Key Diagram.

The Council and National Park Authority will promote and secure sustainable development to maintain the vitality and viability of existing communities, to meet the need for new resource efficient housing and economic growth that is supported by necessary infrastructure and to ensure the protection and the enhancement of the built and natural environment in particular the protection of the special qualities of the South Downs National Park which is fundamental to the Local Plan: Joint Core Strategy.

New development must fully acknowledge the constraints and opportunities of the South Downs National Park and the form, scale and location of development must ensure that the duty and purposes of the National Park are delivered. In particular, major new development will only be considered if it supports National Park purposes.

The Spatial Strategy identifies four distinct areas of the District:

- *South Downs National Park*
- *Whitehill & Bordon*
- *North of the South Downs National Park*
- *Southern Parishes*

New development will make the best use of previously developed land and buildings within existing built-up areas.

Provision is made for a minimum increase of 10,060 new dwellings in the period 2011-2028. 2,725 of these new dwellings are part of the development of a new Ecotown at Whitehill & Bordon over the Plan period with the remainder for up to 4,000 in total to be planned beyond the Plan period. The detailed distribution of housing numbers is set out in Policies CP8 and CSWB4.

Provision is made for about 21.5ha of additional employment land which includes about 9.5ha (gross) as part of the development of a new Eco-town at Whitehill & Bordon which will provide approximately 3,700 new jobs within the Plan period.

CP21 BIODIVERSITY

Development proposals must maintain, enhance and protect the District's biodiversity and its surrounding environment.

New development will be required to:

- a) *maintain, enhance and protect district wide biodiversity, in particular the nature conservation designations (see Map 2).
 - i) *Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar (International);*
 - ii) *Sites of Special Scientific Interest (SSSI) and National Nature Reserves (National);*
 - iii) *Sites of Importance for Nature Conservation (SINC) (Hampshire) and Local Nature Reserves (LNR).**
- b) *extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important trees, rivers, river corridors and hedgerows, but which are not included in designated sites.*
- c) *contribute towards maintaining a district-wide network of local wildlife sites, wildlife corridors and stepping stones between designated sites and other areas of biodiversity value or natural green space. This will help to prevent the fragmentation of existing habitats and allow species to respond to the impacts of climate change by making provision for habitat adaptation and species migration. This is supported by Policy CP28 (Green Infrastructure) and the District's Green Infrastructure work.*
- d) *ensure wildlife enhancements are incorporated into the design to achieve a net gain in biodiversity by designing in wildlife and by ensuring that any adverse impacts are avoided where possible or, if unavoidable, they are appropriately mitigated for, with compensatory measures only used as a last resort.*
- e) *protect and, where appropriate, strengthen populations of protected species;*
- f) *protect and enhance open spaces in accordance with the District's 'Open Space, Sports and Built Facilities Study', Policy CP17 (Protection of open space, sport & recreation) and Policy CP28 (Green Infrastructure). The provision of*

APPENDIX 1 - POLICIES

open space should be in advance of the relevant new developments being occupied.

CP27 POLLUTION

Development must not result in pollution which prejudices the health and safety of communities and their environments.

Developments that may cause pollution, and developments sensitive to pollution, will only be permitted if they are appropriately separated and designed to remove the risk of unacceptable impacts. Engineering or administrative controls may be required to provide sufficient protection to focus on reducing pollution at source.

Development which includes a lighting scheme will not be permitted unless the minimum amount of lighting necessary to achieve its purpose is proposed. Glare and light spillage from the site must be minimised. In determining an application, consideration will be given to the aesthetic effect of the light produced and to its effect on local residents, vehicle users, pedestrians and the visibility and appreciation of the night sky.

Development will not be permitted if it would have an unacceptable effect on the amenity of the occupiers of neighbouring properties through loss of privacy or through excessive overshadowing.

Any development which is likely to lead to a significant effect on an internationally designated site is required to undertake an appropriate assessment under the Habitats Regulations. As part of any mitigation/avoidance package any impacts on air quality will require a regime for continued air quality monitoring to be set up before the introduction of any mitigation measures, and thereafter maintained.

CP29 DESIGN

The District's built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit.

New development will be required to:

- a) seek exemplary standards of design and architecture with a high quality external appearance that respect the area's particular characteristics;*

- b) take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty where the National Park's setting is affected;*
- c) reflect national policies in respect of design, landscape, townscape and historic heritage;*
- d) ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;*
- e) ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;*
- f) make provision for waste and recycling bin storage and collection within the site;*
- g) be designed to the Lifetime Homes Standard as appropriate;*
- h) take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;*
- i) be accessible to all and designed to minimise opportunities for crime and anti-social behaviour without diminishing the high quality of the overall appearance;*
- j) embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality;*
- k) provide car parking in a way that secures a high quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary.*

CP30 HISTORIC ENVIRONMENT

Development proposals must conserve and, where possible, enhance the District's historic environment.

All new development will be required to:

- a) conserve and enhance the cultural heritage of the South Downs National Park if in the National Park and take account of this cultural heritage where the National Park's setting is affected;*

APPENDIX 1 - POLICIES

- b) *reflect national policies in respect of design, landscape, townscape and historic heritage;*
- c) *conserve, enhance, maintain and manage the district's heritage assets and their setting including listed buildings, conservation areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens;*
- d) *ensure that the development makes a positive contribution to the overall appearance of the local area including the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;*
- e) *take account of local conservation area appraisals and town and village design statements where they exist.*

CP31 TRANSPORT

Through implementation of the Hampshire Local Transport Plan (2011 – 2031), the fullest possible use of sustainable modes of transport (including cycling, walking and public and community transport) and reduced dependence on the private car will be encouraged.

Development proposals will include a range of mitigating measures and, where appropriate, will be required to:

- a) *enhance the quality, viability, availability, accessibility and frequency of public transport and alternative community transport provision, especially in rural areas, to ensure that those without access to a private car have access to services and facilities necessary for their well-being;*
- b) *protect and provide safe and convenient cycle and pedestrian links that integrate with existing cycle and pedestrian networks, such as the South Downs Way and Shipwrights Way, and reflect the amenity and rural character of the area;*
- c) *ensure that highway design and associated signing meets the needs of vehicular traffic and the need for safety whilst also placing a high priority on meeting the needs of pedestrians, cyclists and public transport users and without detriment to the quality of the environment;*
- d) *plan for new highway infrastructure that will reduce congestion, improve highway safety, increase accessibility to the District's town and district centres and enhance economic prosperity of the District;*

- e) *improve access to rail stations at Rowlands Castle, Petersfield, Liss, Liphook, Alton and Bentley Station by sustainable modes of transport and, where appropriate, provide additional car and cycle parking at rail stations;*
- f) *provide adequate, convenient and secure vehicle and cycle parking in accordance with adopted standards;*
- g) *ensure that the type and volume of traffic generated would not harm the countryside or the rural character of local roads;*
- h) *protect sunken and rural/green lanes so that their convenience and safety are enhanced for their users, and their ecological, landscape and recreational value are enhanced;*
- i) *improve access for people with impaired mobility to all forms of transport and to all developments to which the public will reasonably expect to have access; and*
- j) *produce and implement transport assessments and travel plans for proposals that are likely to have significant transport implications;*
- k) *include measures, to be funded by the developer, that address the impact of the new development so as to ensure the continued safe and efficient operation of the strategic and local road networks.*

New development should be located and designed to reduce the need to travel. Development that is likely to generate a significant number of additional vehicular movements will normally be expected to be located near existing centres and supportive infrastructure.

Local Plan Second Review

HE2 Alterations and Extensions to Buildings

Alterations and extensions to buildings will only be permitted if they are designed to take account of the design, scale and character of the original building, its plot size and its setting. The roof form of any extension or alteration should respect the form of the original building.

HE5 Alterations to a Building in a Conservation Area

An alteration or extension of an unlisted building in a Conservation Area will not be permitted unless it would preserve or enhance the character and appearance of the building and the Conservation Area by:

- a. *reflecting the scale, design, finishes and landscaping of the building;*

APPENDIX 1 - POLICIES

- b. retaining and, where necessary, restoring traditional features such as shop fronts, boundary walls, paved surfaces and street furniture;*
- c. where appropriate, using materials traditionally characteristic of the area;*
and
- d. improving the condition of the building and ensuring its continued use.*

Ropley Neighbourhood Plan

Policy RNP2

Six Settlement Policy Boundary areas are designated within Ropley Parish:

Ropley Dean SPB

Winchester Road and Gascoigne Lane SPB

Rowdell Cottages SPB

Ropley Village Centre SPB

South Street SPB

Petersfield Road SPB

Maps of these Settlement Policy Boundaries are included in the Proposals Maps.

Development proposals on land within these Settlement Policy Boundaries will be supported subject to compliance with the relevant Local and Neighbourhood Plan policies.

Development proposals on residential garden land within a Settlement Policy Boundary will be supported subject to the following criteria:

- they would respect the character and appearance of their immediate locality;*
- they would reflect the scale, mass, design and layout of existing residential dwellings;*
- they would safeguard the amenities of adjacent residential dwellings and their curtilages;*
- they would provide off-street parking to development plan standards; and*
- they would have appropriate and safe access to the highway network*

Policy RNP8

The assets shown in Appendix 3 and on the Proposals Map are identified as important heritage assets.

Development proposals should retain the significance of these assets including their contribution to local distinctiveness. Proposals for demolition or alterations to the asset or development within its setting will be assessed as to the extent of the harm to the significance of the asset.

Policy RNP11

Development proposals will be supported where they contribute positively to the public realm and the sense of place in their immediate locality. It should not cause significant harm to the amenities of nearby properties including their privacy, outlook, access to daylight and sunlight, and security.

The scale, massing, height, density and design of a development should be appropriate to its context, including the architecture and materials of nearby buildings.

Policy RNP15

Extensions and new outbuildings including garages should:

- be of a size which is proportionate to the dwelling and considers the size of the plot;*
- not be visually intrusive; and*
- be to a design and use materials which are in keeping with or enhance the dwelling.*

Ropley Village Design Statement

Design guidelines — 5A External Facing Materials:

- a) Where facing brickwork is used in new developments traditional red/brown is preferred. In any case extremes of colouration when compared with other brickwork in the vicinity should be avoided.*
- b) Traditional timber cladding and knapped flint are also excellent alternatives and should be encouraged.*
- c) Tile Hanging can successfully be used on the upper storey of new dwellings to relieve the effect of large un-adorned single coloured brickwork.*
- d) Plastic cladding on elevations should be strongly discouraged.*

Design guidelines — 5B Roofs and Chimneys

- a) Roof sizes should not appear to dominate the development or the surrounding buildings and their pitches should be in keeping with those in the vicinity.*

- b) *The use of large-scale interlock-ing concrete roof tiles should be strongly avoided.*
- c) *The use of “velux” type units and solar panels should be carefully considered and should be avoided on frontages.*
- d) *Flat roofs are unlikely to blend in successfully and should therefore be discouraged.*
- e) *Dormers can be used to reduce the overall impact and appearance of height of any new building but care should be taken in the detailing and spacing of such elements.*
- f) *Extensions to existing properties should reflect the original building’s characteristics, be in proportion to the rest of the design and be of traditional design and format.*

Design guidelines — 5C Doors and Windows:

- a) *In Conservation Areas and on Listed Buildings, the style and materials used in any extensions or in replacements of doors and windows should be to the same design and in the same materials, using similar constructional techniques as the originals.*
- b) *Elsewhere, doors and windows should reflect the style in which the building is mainly constructed and materials and colours should harmonise accordingly. However it is recognised that more modern materials, such as uPVC and powder-coated aluminium sections cannot be precluded, but where possible should be confined to groups of dwellings so that a consistent “look” is achieved. The careful use of glazing bars can help to retain a well designed look to a new window.*