

Statement for Farthingdown

Planning Application for Single Storey Rear Side Extension and Change of Hip End Roof to Gable End

Context

Farthingdown is a bungalow of 1960's origin with stock brickwork and a concrete tiled roof, clad in recent years by the previous owners with featheredged timber cladding to the exterior walls, with white painted timber framed windows.

It sits in the heart of Lower Froyle but it is not in the Conservation Area, nor in the South Downs National Park. The property has a modest driveway and frontage to the road with a larger garden to the rear.

The proposed changes take careful account of the building, its setting and context. The changes have been carefully considered and remain proportionate. The aim is to slightly enlarge the footprint of the building to allow for a bigger kitchen / dining space and a larger bedroom to accommodate the family's needs as their children are growing up.

It also allows for slightly redesigning the layout of some of the rooms to accommodate a better flow and use of space. The proposed changes will not affect the front of the property in any way, so they will not be visible from the highway. Access to the property will remain unchanged.

Relevant policies

Mary Bird wrote in a letter following the pre-application planning meeting that took place on 28.02.24, "The following policies of the local plan are of note for your scheme and you may wish to view them in full via the council website. CP19, CP27, CP29 and CP31 of the joint core strategy, policy HE2 of the local plan second review and the Residential Extensions and Householder Development Supplementary Planning Document (SPD)."

Taking into account this advice, the following relevant policies have been adhered to when preparing this planning application:

CP19:

Joint Core Strategy policy CP19 allows development in the countryside where it can be demonstrated that a countryside location is both necessary and justified.

Farthingdown is already in existence and situated in a countryside location, and therefore it is necessary and justified that the extension should be built in a countryside location.

CP31:

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.

As per the point mentioned in response to policy CP19, since the proposal is to build an extension onto an existing property that is already located in the countryside, it is not possible for the new development to reduce the need to travel. However, the proposed works will be built for the sole purpose of the owners of Farthingdown to enjoy, and therefore there will be no increase to the amount of traffic produced once the building works have been completed.

HE2:

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.

and:

East Hampshire District Joint Core Strategy Policies CP27 and CP29:

Policies CP27 (Pollution) and CP29 (Design) of the Council's Joint Core Strategies highlight the importance of ensuring that for new extensions, annexes, garages or boundaries:

- *the occupiers of neighbouring properties are not adversely affected by poorly-positioned new buildings, extensions or boundary treatments (Policy CP27);*
- *the design and layout of new buildings or extensions are appropriate to their settings in terms of the scale, height, massing and density of development; and in terms of their relationships to adjoining buildings, spaces around buildings and landscape features (criterion d), Policy CP29);*
- *new buildings, extensions or boundaries make a positive contribution to the local area by the use of good quality materials (criterion e), Policy CP29);*

The line of the house will not be extended. The extension will simply infill part of the patio to the side of the existing kitchen / dining / living space. The extension will therefore be tucked in neatly and will not protrude (or even go as far as) the garden end of the house.

It should be noted that, whilst the proposed extension extends 5.000m in depth from the rear of Farthingdown, it only extends 4.000m in depth from the rear wall of the neighbouring property, Whitethorn, which is set further back.

This 4.000m depth has been deemed as being acceptable under Permitted Development guidelines for rear extensions and can therefore be assumed as not having an over-bearing impact on the neighbouring property.

Having considered various options for the roof of the extension, a false pitched roof is proposed. This is to minimise the impact on the neighbouring property (the height will be lower than a full pitched roof), as well as to be in keeping with the main house and to prevent the roofline obstructing the dormer to the upstairs bedroom.

The pitch of the false pitched roof to the north-east side will match the existing roof behind it. Similar concrete tiles will be used to help it to blend in. The height of the roof will be lower than the existing roof above the kitchen / dining / living room and also the roof above the main part of the house, and therefore it should not affect the light to the neighbouring property, and it should also ensure the extension remains subservient to the main house.

Building materials and finishes that are similar in colour, appearance and texture to those of the existing dwelling will be used.

As well as the extension, permission is requested to change the existing hip roof of the living room end of the kitchen for a glazed gable end. The kitchen ceiling will also be vaulted with rooflights added. The vaulted ceiling and glazed gable end will not only improve the appearance of the kitchen / dining / living space, it will also reduce the need for artificial lighting to be used during the daytime, therefore saving energy. Insulation will be improved during the works and careful consideration of the type of glazing to prevent heat loss or excessive over-heating.