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Lomer Cottage, Lomer Lane, Warnford, Hampshire, SO32 3LJ
SDNP/16/00858/HOUS

Scale: 1:2607
11/5/16



Winchester
City Council

Working in Partnership



South Downs
National Park Authority

Agenda Item 04
Report PC
Report to Planning Committee
Date of Committee 26 May 2016
By Director of Planning
Local Authority Winchester City Council

Application No: SDNP/16/00858/HOUS

Validation Date 22 February 2016

Target Date: 18 April 2016

Applicant: Preshaw Farm Estate

Proposal: Extend the existing cottage at ground to provide a new kitchen to meet current building standards and at first floor to include a new master bedroom and en-suite bathroom.

Site Address Lomer Cottage

Lomer Lane

Warnford

Southampton

Hampshire

SO32 3LJ

Purpose of Report The application is reported to Committee for a decision

Recommendation: That the application be refused for the reasons set out in paragraph 10.1 of this report.

Executive Summary

This application is reported to Committee because there are 10 letters in support of the application, contrary to the officer's recommendation.

1. Site Description

The site is situated on the Preshaw farm estate and is an isolated location within the countryside. The dwelling is located at the end of a long driveway from the lane and is screened by existing trees. There is an outbuilding to the front of the dwelling which is used as an art studio. The dwelling itself is constructed in a mixture of flint, brick and render with a slate roof. The proposal is for a two storey side extension to provide enlarged living accommodation to the ground floor and additional bedroom to the first floor.

The cottage is located within an attractive undulating chalk downs landscape. Although the wider area has significant areas of woodland and mature hedgerows, the application site is located in a visually open and prominent position particularly when viewed from the nearby South Downs Way. Aside from a few young trees planted alongside the track leading to the cottage, there is little landscaping on the site.

The site lies immediately adjacent to a Scheduled Monument (NHLE ref. 1001797 - Lomer Deserted Settlement). The designated area wraps around the northern and eastern sides of the application site.

The existing Lomer Cottage in the late 19th Century is a two storey building constructed in flint (now partly rendered) with brick dressings, a pyramidal slate roof and central chimney stack. Recent alterations to the building include the insertion of UPVC windows. Although unlisted, the building is constructed in an attractive vernacular style and, due to its prominent location, should be considered to be a non-designated heritage asset. The gross residential floor area of the existing dwelling is 97.99 sq. metres.

2. Relevant Planning History

SDNP/15/01048/HOUS (Amended Plans 31.3.15) Two storey extension, single storey porch REFUSED 5th May 2015

3. Proposal

The proposal is to construct a two storey extension

4. Consultations

Parish Council Consultee

No response received.

Landscape - Trees

No response received.

Historic England - South East Region

The proposed development is located adjacent to the site of Lomer deserted medieval settlement, which is a scheduled monument (List entry ref 1001797). The earthworks representing the deserted medieval village are illustrative of the contraction and decline of rural settlements in the late medieval period, particularly the 14th and 15th centuries. The site has well-preserved buried archaeological remains, some of which are visible as earthworks, and has evidential, aesthetic and historical value.

The proposed house extension is outside the scheduled area and, given the relatively small-scale of the proposals, is unlikely to cause harm to the significance of the monument through the impact on its setting. However, given the likelihood of buried archaeological remains surviving on the proposed development site, it would be appropriate to consult the County Archaeologist at Hampshire County Council.

WCC Archaeology

Accordingly, there is no objection in principle to the proposal on archaeological grounds, however in accordance with Section 12 of NPPF, in light of the archaeological potential of the site, the recording and reporting of any archaeological deposits that will be affected by the proposed works should be secured through the attachment of suitable conditions to any planning consent that might be granted.

5. Representations

7 representations received.

All letters are in support of the proposals based on appropriate design which is sympathetic to the existing dwelling.

6. Policy Context

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Winchester District Local Plan Review (2006). The relevant policies to this application are set out in section 7, below.

National Planning Policy Framework (NPPF) and Circular 2010

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the National Parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

6.2 National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

6.3 Relationship of the Development Plan to the NPPF and Circular 2010

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

On 11 February the Council received confirmation from the Planning Inspector dealing with the Council's new Local Plan that the Winchester Local Plan Part 1 - Joint Core Strategy (LPP1) is sound subject to the Council accepting a number of modifications recommended by him. On 20th March 2013 the Council formally adopted the plan incorporating the Inspector's changes.

The policies set out in the LPP1 now form part of the development plan of the District and therefore applications must be determined in accordance with this plan unless material considerations indicate otherwise. Some policies in the 2006 Local Plan remain saved, even though the LPP1 has been adopted, and they deal primarily with detailed matters or with development management issues and these also form part of the development plan. In due course these saved policies will be replaced.

The policies relevant to this application from the Local Plan Part 1 are CP19 and CP20

Policy CP19 relates to development within the South Downs National Park which should be in keeping with the context and setting of the National Park.

Policy CP20 relates to the conservation of heritage and landscape character.

The South Downs National Park Preferred Options Local Plan was approved by Members at Committee on 16 July 2015 to go out for public consultation in September. The consultation period has now ended and responses received will be considered by the Authority in due course. The next stage in the plan preparation will then be the proposed submission. Until this time, the Preferred Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the National Planning Policy Framework, which confirms that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation the policies within the Preferred Options Local Plan are currently afforded limited weight. The following policies are considered to be of relevance to this application

The relevant policy is SD45: Replacement Dwellings and Extensions

6.4 The South Downs Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

General Policy 1

Conserve and enhance the natural beauty and special qualities of the landscape and its setting, in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures.

General Policy 3

Dark night skies

7. Planning Policy

The following policies of the Winchester District Local Plan Review (2006) are relevant to this application:

- DP3 General Design Criteria
- CE23 Retention of Small Dwellings in the Countryside

8. Planning Assessment

Principle of development

The site is located on the Preshaw farm estate in a rural and isolated location within the South Downs National Park.

This application follows a previously refused application for a two storey extension and single storey front porch. This was refused on the grounds that it did not comply with policy CE23 in that it would result in a loss of a small dwelling in the countryside; and that it would not preserve the special character of the heritage asset or landscape setting by virtue of its form, scale, bulk and design.

This application has been submitted in a similar vein to the refused scheme but with the omission of the front porch and a reduction to the width of the extension by approximately 1 metre.

Design, scale and impact on the character of the area

This application proposes to construct a two storey extension to provide additional living accommodation to the ground floor by way of an extended kitchen/dining room. To the first floor an enlarged bedroom and en-suite facilities will be provided. The design of the extension reflects the character and design of the existing dwelling and is proposed to be constructed in brick and flint with a slate roof. The extension measures 3.5 metres in width and 8.1 metres in depth. The existing floor area of the dwelling is 97.99 sq metres and the proposed increase in floor area is 40.47 sq metres which makes a total resultant floor area of 138.46 sq metres. This means that the percentage increase would be well above the 25% threshold as required by policy CE23 with an increase of 41%.

Therefore the scale of the proposal is greater than policy CE23 allows for and is contrary to this policy as it would lead to the loss of a small dwelling in the countryside.

The dwelling is situated in a visually prominent and isolated location and is clearly visible from the South Downs Way. However the proposals are not considered to have an adverse impact on the character of the area as the design of the extension is in keeping with the existing character. The applicant has submitted a comprehensive Landscape and Visual Impact Appraisal. In addition to the reduction in size of the extension and removal of the porch the Landscape and Visual Impact Assessment provides sufficient evidence to confirm that the proposal will not adversely impact the surrounding area and therefore removes the concerns raised on the previous scheme.

Impact on Neighbours

As the dwelling is set in an isolated position it is considered that the proposals will not have an adverse impact on any neighbouring amenities.

Other matters

As the dwelling is located in close proximity to a scheduled monument – the deserted medieval settlement, there are well preserved earthworks within the scheduled area relating to croft enclosures and house platforms that should be preserved. The area around the site is rich in buried heritage assets. However the Archaeology officer has confirmed no objection in principle to the proposals subject to conditions.

9. Conclusion

It is therefore considered that although the scale and design of the proposed extension is considered acceptable, the scale of it is contrary to Policy CE23 in that the increase in total floor area is over and above the limit set and would therefore lead to the loss of a small dwelling in the countryside.

10. Recommendation

It is recommended that the application be refused for the following reasons:

1. The application as been assessed and determined on the basis of the following plans:

Plan Type	Reference	Version	Date on Plan	Status
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Reasons: For the avoidance of doubt and in the interests of proper planning.

01. Criteria (ii) of Saved Policy CE23 of the WDLPR, states that the stock of small (1 or 2 bedroom) or more affordable dwellings in the countryside should not be reduced. The supporting text to the policy states that the local planning authority will seek to retain and restrict increases in the size of existing dwellings of less than 120 sq. metres floor area to no more than 25% of the existing whatever the number of bedrooms. The total increase in floor area is 41% and the proposal is therefore clearly in conflict with the aims of Criteria (ii) of Policy CE23 of the WDLPR.