



Hurst Grange Farm House, Hurst



Design and Planning Statement

In support of a Householder Planning application for two storey side extensions with an extended front porch following demolition of conservatory. Associated internal and external alterations.

Hurst Grange Farm House, Hurst

0.0 Introduction - Applicant Statement



Fig 24025.02 Proposed Northwest Frontage Elevation

Purpose of Application;

The applicant seeks permission for two storey side extensions (Northeast and Southwest) with an extended front porch following demolition of the conservatory. Associated internal and external alterations.

Externally the application describes proposed materials for the new plain tile cladding above matching brickwork at ground floor level for the extensions. An extended oak framed porch is shown under a plain tiled roof.

The existing gated vehicular access (and existing parking area to the garage frontage) is retained with the residential curtilage (NE boundary) reverting to that originally approved.

The design of the proposed changes has been carefully considered so as to be respectful of neighbour amenity and to remain in keeping with the character of the existing property and the countryside setting.

Fig 24025.01(Front Cover) View of frontage elevation

Hurst Grange Farm House, Hurst

1.0 Design Statement

Purpose of the statement:

This statement has been prepared by Mathewson Waters Architects on behalf of the applicant

The purpose of this statement is to explain:

“the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with”

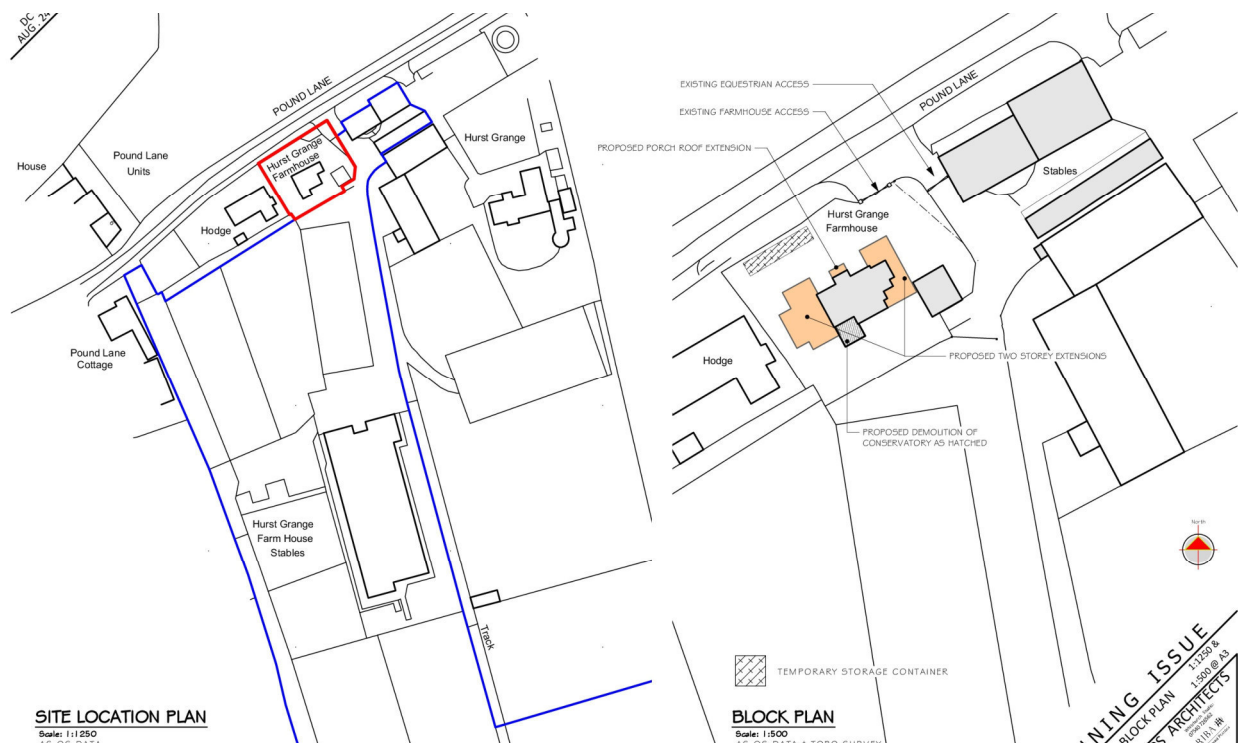


Fig 24025.03 Proposed Site Location and Block Plan.

Hurst Grange Farm House, Hurst

2.0 Application Location



Fig 24025.04 Google View from South

Description and Location:

Hurst Grange Farm House is a 3 bed detached property thought to have been built in the 1980's for the equestrian manager and sits at the Pound lane entrance to the equestrian lands and buildings to the south. The farmhouse is constructed in brickwork below tile hanging to 1st floor under a plain tiled roof . There a conservatory to the rear built in 1997. Windows are brown upvc.

A garage is located in the SE corner of the property

Hurst Grange Farm House, Hurst

3.0 Site & Setting



Fig 23078 05A View of rear elevation showing conservatory to be removed.

Site & Setting of Hurst Grange Farm House

Hurst Grange Farm House is located on Pound Lane, Hurst set back from the road frontage behind a mature hedgerow.



Fig 24025.05B Google view from Pound Lane

Hurst Grange Farm House, Hurst

3.1 Site & Setting cont..



Fig 23078 05C Google View of Stables to east of farmhouse.

Site & Setting of Hurst Grange Farm House

Hurst Grange Farm House is located on Pound Lane, Hurst set back from the road frontage behind a mature hedgerow.



Fig 24025.05D Google view of Hodge to west of farmhouse

Hurst Grange Farm House, Hurst

4.0 The Proposal:

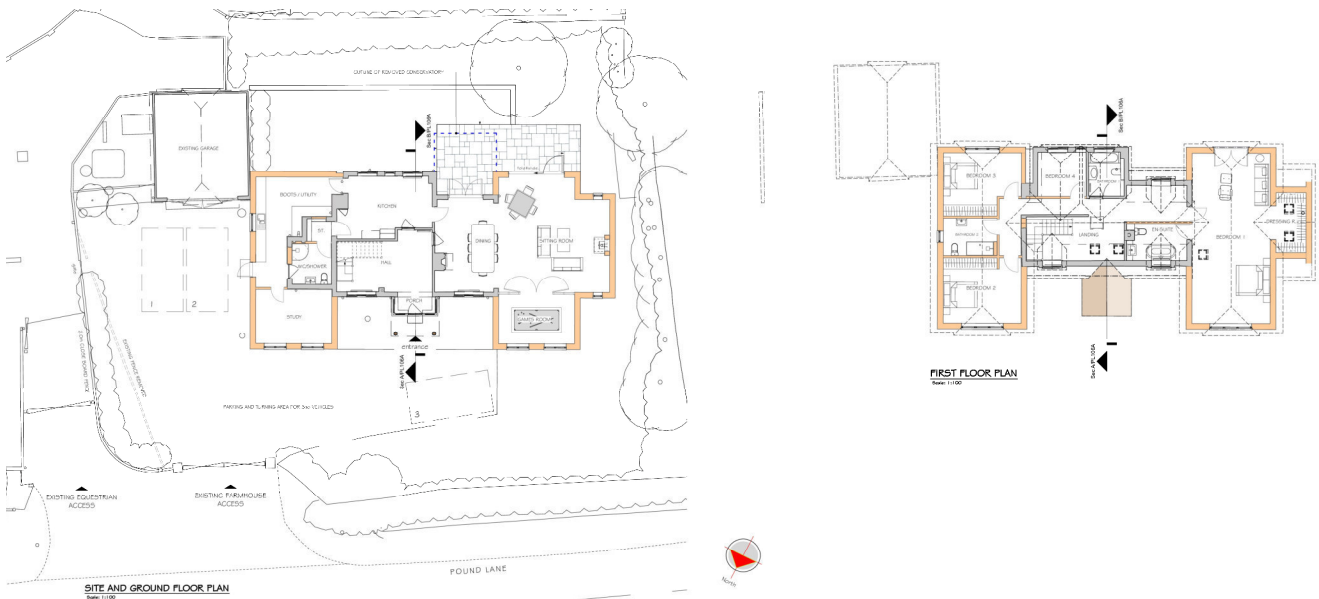


Fig 24025.06A Proposed Grd and 1st Floor Plans

Proposed works;

- Extended Oak front porch
- 2 storey side extensions (SW + NE sides) following demolition of Conservatory
- Associated internal and external alterations



Fig 24025.06B Proposed SE Elevation

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5.0 Highway access and parking



Fig 24025 07 Image of existing highway access

Proposal

Existing private access and frontage parking area for 3 cars is retained

Car Parking

The dwelling benefits from an existing garage and frontage parking for 3 vehicles.

Cycles

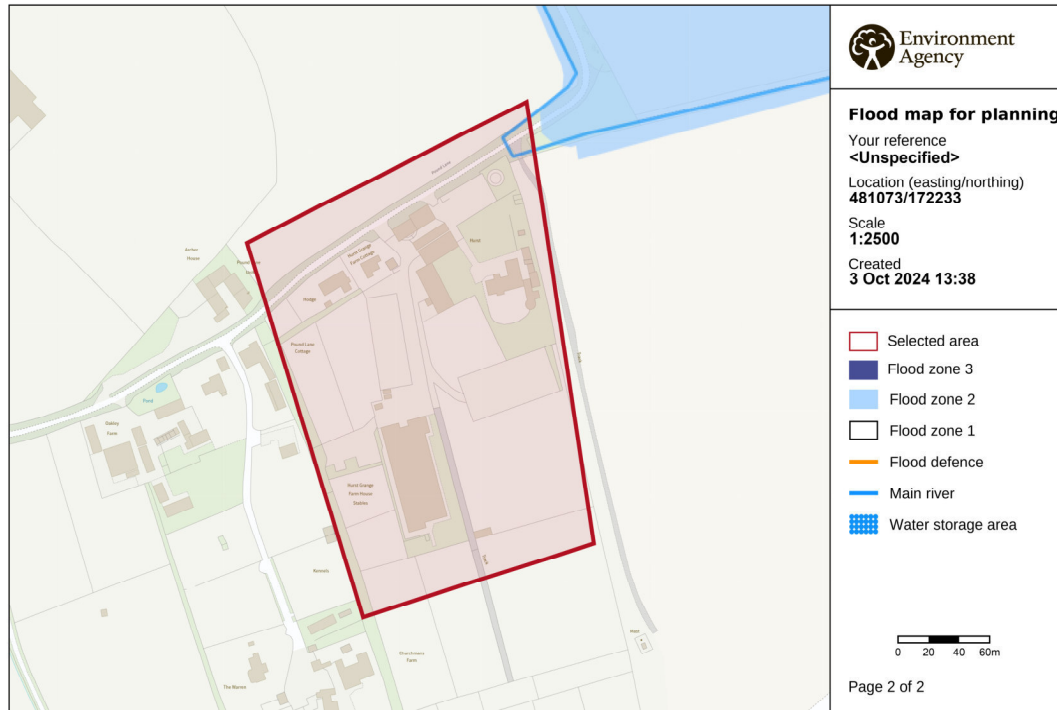
Storage is provided for secure long term storage of bicycles in existing garden store

Refuse/Recycling

Refuse and recycling bins are currently located adjacent to the rear kitchen entrance with collection from the road frontage as existing.

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6.0 Flood Zone - Risk Analysis



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Fig 24025 08 EA Flood Map

Flood Risk Assessment

Hurst Grange Farm House is located in flood zone 1. The Environment Agency have no record of historic flooding of the property and the site is classed as low risk.

No additional protective measures are required or proposed.

24025 Hurst Grange Farmhouse, Pound Lane Hurst

Planning Statement ; Justifying the proposal in terms of the planning policy, the site and the design context

1.0 Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.

The site is outside the settlement boundary and in the countryside. Since the proposal site is in the countryside, outside development limits as defined by Core Strategy CP9 and Policy CC01 of the MDD Local Plan, it must be assessed against Core Strategy Policy CP11 – Proposals outside Development Limits (including countryside).

Policy CP11 states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle, the countryside can accommodate some forms of development without detriment provided that the development type, form, and design are sensitive to the location. Policy CP11 also states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

1. It contributes to diverse and sustainable rural enterprises within the Borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of the countryside;
2. It does not lead to excessive encroachment or expansion of development away from the original buildings;
3. It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvements; OR
4. In the case of residential extensions, does not result in inappropriate increases in the scale, form, or footprint of the original building
5. In the case of replacement dwellings, the proposal must:
 - i. Bring about environmental improvements; or ii. Not result in inappropriate increases in the scale, form, or footprint of the original building

The proposed extended dwelling does result in an increase in the scale and form of the building from existing dwellinghouse, however, it would not lead to an excessive increase in built form, as discussed below. The principle of the replacement dwelling is therefore considered to be acceptable under policy CP11

2.0 Character of the Area:

Paragraph 170(b) of the NPPF requires that planning applications enhance the natural and local environment by 'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials, and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

Policy CP11 of the Core Strategy permits development outside development limits (including countryside) only where it is sustainable, does not lead to excessive expansion away from the original building, does not result in inappropriate increases in scale, form, or footprint, and would bring about environmental improvement.

The Borough Design Guide SPD, including R1 and NR1, requires development to contribute positively towards and be compatible with the historic or underlying character and quality of the local area and R11, which requires a coherent street character in terms of scale, rhythm, proportion, and height.

Location on Pound Lane

The site is located towards the eastern End of Pound Lane Hurst. The site comprises of the Farmhouse fronting Pound Lane with a separate access to a stable yard to the east and to the south a menage, paddock areas and covered arena with associated stabling.

The surrounding area consists mainly of a linear piecemeal development of detached two storey and 1 and half storey dwellinghouses along Pound Lane of varying styles and periods of construction.

Volume calculations;

These have been provided with the submitted Planning Statement, and are listed below:
Original dwellinghouse 470 m³, Extension 796 m³, Extended dwellinghouse 1230 m³

Although the calculations do not take into account the volume of the existing garage, the proposal will result in an increase in footprint and volume which is considered to be proportionate in relation to the large size of the plot and being located on the existing road frontage would not introduce a dominant element within the countryside.

As explained in the Design Statement, the extended dwelling would be positioned within the existing Pound Lane plot boundaries, and it is therefore considered that the proposed does not represent a significant encroachment upon the open countryside. The extended dwelling would retain the existing roof ridge height to the western boundary (so as to align with the neighbouring property), with the gabled east and west side extensions being higher in order to frame the principal elevation.

Whilst the extensions height is higher than the existing dwellinghouse it is similar to The Grange adjacent to the application site and due to its position within the plot and the

proximity of other very large buildings, the height and scale of the dwellinghouse is considered to be in keeping with the diverse character and design of properties on Pound Lane.

R7 of the Borough Design Guide requires a consistent and coherent building line that relates to existing buildings. In this respect, there is no clear building line along Pound Lane and in this case, the siting of the extended dwellinghouse whilst modified will still be sited in a similar relationship with other dwellings on Pound Lane and thus is considered acceptable. Due to its careful design it is considered that the proposed extensions would not result in harm to the character and appearance of the wider streetscene of Pound Lane.

Design

In terms of design and appearance, R11 of the Borough Design Guide SPD requires that housing ensures a coherent street character, including materials and colour, RD6 states the elevations are to be well composed, proportioned, and detailed and RD7 requires that materials, colours, and details respond to the distinctive elements of the locality.

The extended dwelling develops the traditional design approach of the host dwelling and that of The Grange (adjacent property) will be of a traditional design with tile hanging to 1st floor and half hipped roofs. The design of the extended dwellinghouse has taken cues from the host farmhouse style dwelling, introducing symmetry to the front the dwellinghouse, which is considered to respect the countryside character of the site and surrounding area.

External Amenity Space

The rear garden provides an area of 22 x 9m increased by the demolition of the conservatory.

Neighbouring Amenity

Policy CP3 of the Core Strategy aims to protect neighbouring amenity

The design of the proposed extensions has been carefully considered to mitigate any impact on Neighbour amenity. Being located to the east of the neighbouring property 'Hodge' and screened by mature boundary planting, the proposed extensions do not overshadow neighbours.

Overlooking

Policy R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms. R23 notes that the side walls must not contain windows, especially at first floor level.

The proposed side extensions have no windows on the side elevation facing 'Hodge'. Grange Farmhouse is screened from Pound Lane by a mature hedge.

Sunlight and Daylight

Policy R18 of the Borough Design Guide SPD aims to protect sunlight and daylight to existing adjacent properties, with no material impact on levels of daylight in the habitable rooms.

Due to the sufficient separation distances between the neighbouring properties and the proposed extension and the mature boundary planting, the proposal will not result in a loss of light to the habitable rooms of 'Hodge' being the adjacent property.

Overbearing and Sense of Enclosure

Policy R16 of the Borough Design Guide SPD requires a separation distance of 1m to the side boundary. This proposal will comply with the minimum side and rear separations distances and therefore will not cause an overbearing impact to the neighbouring properties.

Highway Access and Parking Provision:

Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking standards. The extended dwelling will utilise the existing access from Pound Lane and there is a turning area to the site frontage which will allow the cars to access/egress the site in forward gear.

Parking:

The proposed plans retain the existing detached double garage with an amended driveway parking layout. The proposed level of parking meets the WDC standard for a 4 bedroom property in a rural area. The existing garage will include provision for cycle storage which is in accordance with the WDC parking standards. The site plan includes provision for electric vehicle charging.

Flooding and Drainage:

Section 14 of the NPPF, Policy CP1 of the Core Strategy and Policies CC09 and CC10 of the MDD requires flooding protection, sustainable drainage methods and the minimisation of surface water flow.

The proposed development is located within Flood Zone 1 with a low risk from surface water flooding. Surface water drainage proposals include the use of Sustainable Drainage Systems (SuDS) and SW soakaways.

Landscape and Trees:

Policy CC03 of the MDD Local aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

The site is in the countryside south of Hurst Village. An Arboricultural Impact Assessment has been submitted which details the existing mature boundary planting and its protection. The Arboricultural Impact Assessment outlines that proposed development will retain existing trees.

Ecology:

Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.

The submitted Biodiversity statement identifies Biodiversity Net Gain proposals

Building Sustainability:

Policy CC04 of the MDD Local Plan and the Sustainable Design and Construction SPD require sustainable design and conservation and R21 of the Borough Design Guide SPD requires that new development contribute to environmental sustainability and the mitigation of climate change.

The Design Statement highlights that the development would conform to Part L of the Building Regulations which as of 2022 requires a 30% reduction in carbon emissions. In addition, the proposal would also achieve current building construction standards with added sustainability measures through:

- A. The limitation of the amount of inherent material, structure, and embodied energy through the employment of good building standards to create an excellent SAP rating;
- B. Use of locally sourced, recycled materials and labour where practicable;
- C. Refuse, recycling, and composting facilities to be provided to work with the Council's existing waste and recycling collection service;
- D. 'A' rated electrical appliances and energy saving light fittings;
- E. Recycling of waste construction materials where practicable;
- F. Permeable driveway/parking spaces to avoid increase in surface water runoff;

It is considered the extended dwellinghouse can be reasonably built to the required standards for Level 4 of the Code for Sustainable Homes as set out in Policy CC04.

Planning Balance:

The proposal results in an increase of footprint over the existing dwelling however, the overall scale and design of the replacement dwelling is considered to be appropriate and suitable to the countryside setting. There is also no material loss to neighbouring residential amenity.

As such, the proposed extensions would accord with local plan policies, guidance and the NPPF.

Volume Calculations for Countryside Development

24025 Hurst Grange Farmhouse, Pound Lane Hurst

Planning application reference no: 242566

Volume of original dwelling = 332.2 cubic metres

Volume of any extensions already constructed =

Conservatory = 36.5 cubic metres

Total existing volume = 470 cubic metres

Volume of proposed development (the subject of this application) = 1,230.1 cubic metres

Additional volume = 796.7 cubic metres