

Application Number: 21/11000 Listed Building Alteration

Site: LOWER FARM, FORDINGBRIDGE ROAD, WHITSBURY SP6
3PZ

Development: Two-storey rear extension (Application for Listed Building
Consent)

Applicant: Mr and Mrs Gray

Agent: Cutler Associates

Target Date: 31/08/2021

Case Officer: James Gilfillan

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the significance of the heritage asset and the desirability of preserving the building, its setting or any special architectural or historic interest.

This application is to be considered by Committee because of a contrary view from the Parish Council.

2 SITE DESCRIPTION

The site is on the east side of Whitsbury Road, at the southern edge of Whitsbury. It is occupied by a 2 storey pitched roof cottage positioned close to the roadside.

The timber framed, brick and thatch cottage is a Grade II listed building and falls within the Whitsbury Conservation Area. It is also in the Cranborne Chase ANOB.

It has been previously extended at the rear with 2 storeys and a single storey entrance porch. There is a detached garage outbuilding. Access is from a gravel track along the north edge of the site.

3 PROPOSED DEVELOPMENT

Erect a 2 storey rear extension to provide a kitchen and bedroom suite above.

4 PLANNING HISTORY

2021. Planning Application to erect a 2 storey rear extension is currently under consideration. (21/10999)

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

Relevant Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

S.66 General duty as respects listed buildings in exercise of planning functions.

Relevant Advice

National Planning Policy Framework 2021

Cranborne Chase ANOB Management Plan 2019-2024.

Plan Policy Designations

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

Whitsbury Parish Council: Recommends PERMISSION for this application as it will be an enhancement of the property

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Conservation officer: objects due to the failure to preserve or enhance the setting or special historic features of the listed building.

9 REPRESENTATIONS RECEIVED

None

10 PLANNING ASSESSMENT

The scheme proposes a 2 storey pitched roof rear extension, extending from a previous 2 storey extension. It would repeat most of the design features of the existing cottage, including the eaves height, the first floor windows set in to the thatch, external materials, but have a lower ridge and include an external chimney projecting beyond the end gable.

The works also include removing an internal chimney from the existing east gable and works to the internal layout of the existing first floor to form a new en-suite bathroom and partition walls to enclose the proposed bedroom.

Design, setting and impact on the listed building.

Whitsbury is a small linear village, following the 'main' road through the village. Its coarse grain and irregular pattern and layout reflects its age and predominance of agricultural buildings and character. .

Grade II listed, the listing description identifies;

Farmhouse, now house. C17, altered C18 and C20. Timber-frame with brick infill and additions, thatch roof.

Coupled with the previous extensions, the extension would be readily visible and prominent, having the effect of elongating the rear projection, which would rival and detract from the main historic building and would almost double the size of the

original cottage, competing with the historic, original cottage, dominating its simple plan form and depth. The lower ridge would not mitigate the effect to the extent of delivering subservience or diminishing scale to preserve the predominance of the historic part of the house.

Due to the age of the previous extensions, pre-1982, the current proposal would not conflict with the percentage increase restrictions of policy DM20

The listing description does not reference any particular internal features of significance, however internal works would be restricted to parts of the building added during the C20th, as such none of the original fabric would be affected, preserving their significance.

Despite its name, the site has clearly been divorced from any other farm buildings for many years and sits in a residential setting. The relatively small loss of drive and lawn to facilitate the extension would preserve the landscape around the house and edges to the site.

In accordance with S.66 of the Listed Buildings and Conservation Areas Act, having special regard to the desirability of preserving the building, its setting or any special features of historic interest, the proposed scheme would not preserve the historic interest of the house. This impact would result in less than substantial harm to the significance of the listed building.

Great weight should be given to conservation of heritage assets. NPPF para.202 (former 196) and policy DM1 accept that less than substantial harm could be outweighed by public benefits. The scheme would give rise to economic benefits through employment during construction, new kitchen 'white' goods are likely to have higher energy efficiency ratings reducing energy needs and the extension would require compliance with modern building regulations for insulation achieving environmental benefits. However such benefits would be minor, nor outweigh the harm to the significance of the heritage assets, harm which would be difficult to repair in the future compromising enjoyment of the heritage asset by future generations.

11 CONCLUSION

Due to the cumulative impact of this and previous extensions, the proposed extension would dominate the historic building, failing to preserve its special historic value. This impact would amount to less than substantial harm, but without sufficient public benefit to outweigh the harm. The proposal is recommended for refusal.

12 OTHER CONSIDERATIONS

None

13 RECOMMENDATION

REFUSE LISTED BUILDING CONSENT

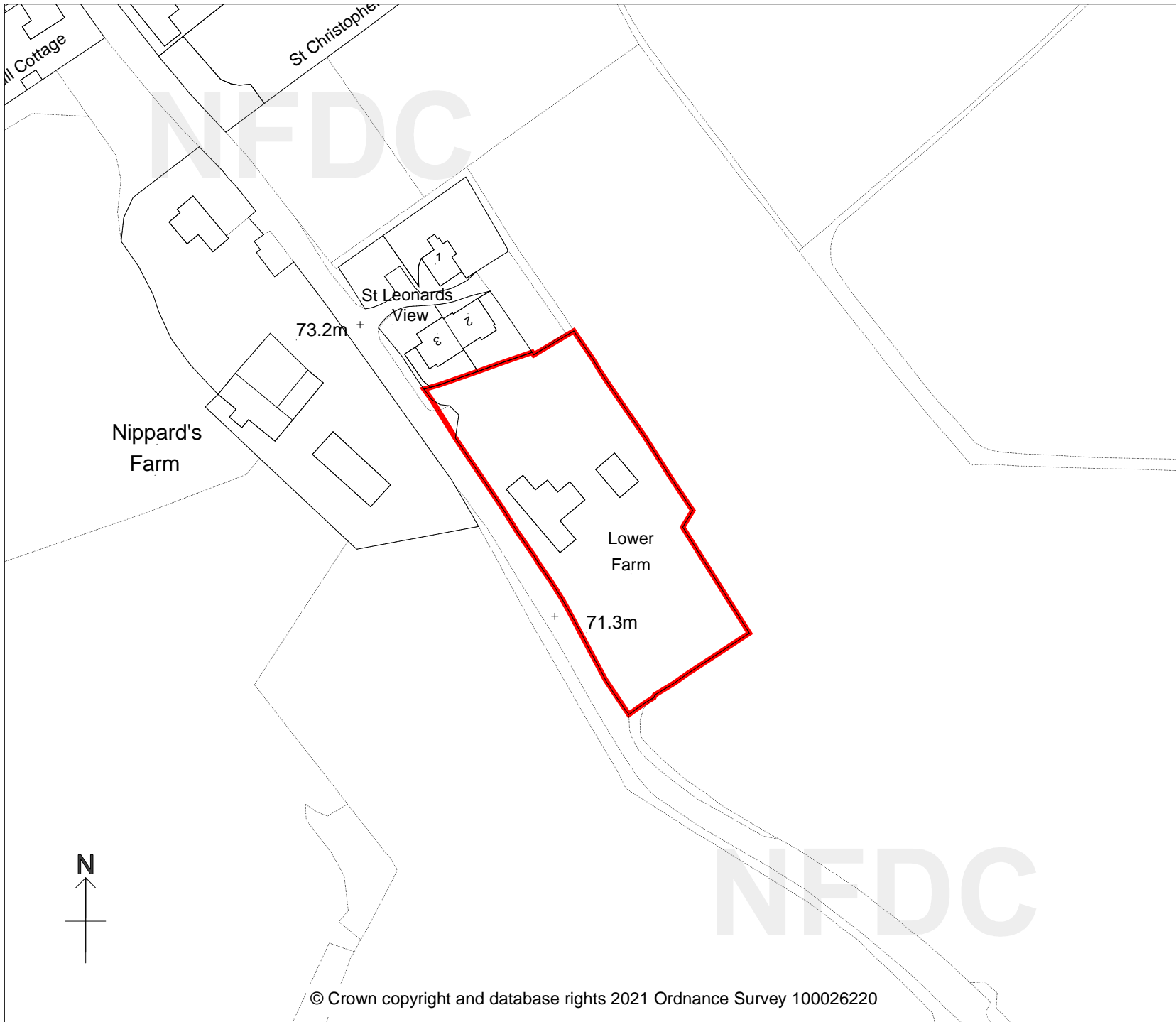
Reason(s) for Refusal:

1. Due to the size and scale of the proposed extension, in addition to those previously added, it would unduly elongate and rival the dominance of the original house, disproportionate to its scale and form to the detriment of its significance as a heritage asset. The less than substantial harm would not be outweighed by any public benefits. The scheme is therefore contrary to DM1 of the New Forest District Local Plan Part 2: Sites and DM policies 2014 and the NPPF.

Further Information:

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New Forest

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PLANNING COMMITTEE

September 2021

LOWER FARM
FORDINGBRIDGE ROAD
WHITSBURY SP6 3PZ
21/10999 & 21/11000

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.