PLANNING STATEMENT

On behalf of:	Mr & Mrs A Mackenzie
Site:	Standen House, Breach Lane, Chute Standen, Andover, Wiltshire SP11 9EE
Proposal:	Refurbishment of Standen House comprising: removal of existing single-storey garage to the north of the Coach House; removal of existing boot room infill; reconfiguration of internal layout of the Coach House and formation of new entrance to east elevation; replacement canopy to east-elevation of the Coach House; removal of existing extensions to the north elevation and erection of new single-storey extension. Internal alterations, including: replacement of the 1980s main staircase; door relocations to first floor; upgrading of electrical and plumbing services. External repairs to existing brickwork and windows. Erection of 5-bay carport.

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DOCUMENT HISTORY				
Project Number:	220130			
Project Title:	Standen House, Chute Standen			
Document Reference:	Planning Statement – Phase 2			
Issue	**Date**	**Prepared by**	**Checked by**	**Approved by**
1	02.10.2023	ST	ST	ST
Comments				
Issue 1	Submission to LPA			

NOTICE

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1. Introduction

1.1 This Statement has been prepared by Fowler Architecture & Planning Ltd in relation to the submission of a Householder & Listed Building Consent Application by Mr & Mrs A Mackenzie to Wiltshire Council for the *'Refurbishment of Standen House comprising: removal of existing single-storey garage to the north of the Coach House; removal of existing boot room infill; reconfiguration of internal layout of the Coach House and formation of new entrance to east elevation; replacement canopy to east-elevation of the Coach House; removal of existing extensions to the north elevation and erection of new single-storey extension. Internal alterations, including: replacement of the 1980s main staircase; door relocations to first floor; upgrading of electrical and plumbing services. External repairs to existing brickwork and windows. Erection of 5-bay carport'* at Standen House, Chute Standen.

1.2 The purpose of this Statement is to provide an assessment of the proposal having regard to the development plan and other material considerations.

1.3 A Design & Access Statement is also provided at Section 6 to illustrate the design and access principles that have been applied to the development.

1.4 This Planning Statement should be read alongside the following submitted reports:

- Design & Access Statement – Michaelis Boyd (project architect)
- Heritage Statement – Worlledge Associates (project heritage consultant)
- Preliminary Ecological Appraisal by All Ecology Ltd
- Structural Report by Symmetrys Structural / Civil Engineers Ltd

2. Site Description

2.1 The application site extends to 2.44ha and is situated at the northern edge of the village of Chute Standen. The site is accessed via Breach Lane which forms the eastern boundary to the site; Dummer Lane (from Breach Lane forms a spur) wraps around the southern and western boundaries of the site. To the north is woodland and agricultural lane.

2.2 Within the site boundary (which aligns with the land ownership Title Plan) is Standen House itself, as well as two other dwellings, known as 'Stable View' and 'Garden Cottage'. There is also a separate brick and timber stable block within close proximity to the main dwelling. The site benefits from a large residential garden curtilage.

2.3 Standen House dates from 18th and mid-19th century and is set within approximately 40.74 acres of parkland, paddocks, woodland and bridleways.

2.4 There is a change in levels across the site, with the land generally rising from south to north. Localised level changes are in places marked, with for example, Stable View being set at a noticeably higher level than the main dwelling.

2.5 Photographs of the dwelling, outbuildings and associated curtilage are provided in the accompanying Design & Access Statement.

2.6 The site is not within any Conservation Area, but is situated within the North Wessex Area of Outstanding Natural Beauty (AONB). Standen House itself is Grade II listed, and in addition two outbuildings and a garden wall are listed in their own right.

2.7 The site is not crossed by any Public Rights of Way, there are no protected trees on the site, and it is located within Flood Zone 1. The site is not known to be subject to any other specific designations.

3. Planning History

3.1 The site has been subject to a number of planning applications historically, although these are not considered to be of any direct relevance to this application proposal. Of direct relevance however is a recent pre-application enquiry (ENQ/2022/01630), which sought the LPA's views for proposals to the house itself as well as the grounds per this 'Phase 2' application.

3.2 The feedback from that enquiry can be summarised as follows:

- Main Dwelling – *These (works) have not been detailed at all at this stage. The rear elevation shows the scars of extensive alteration and is much less sensitive than the other elevations.*

- Highways – *These proposals do not seem to drastically alter the operations on site from a highway perspective and on this basis, I would not anticipate a highway objection at full planning.*

- Ecology – *There are records of various protected species within the local landscape, including historic bat reports in some buildings of Standen House itself. Any future application should be supported by an overarching ecological impact assessment (EcIA), informed by all relevant and targeted phases of ecological survey work.*

3.3 These points are considered further below where applicable.

4. Proposed Development

4.1 The proposal is for the ‘*‘Refurbishment of Standen House comprising: removal of existing single-storey garage to the north of the Coach House; removal of existing boot room infill; reconfiguration of internal layout of the Coach House and formation of new entrance to east elevation; replacement canopy to east-elevation of the Coach House; removal of existing extensions to the north elevation and erection of new single-storey extension. Internal alterations, including: replacement of the 1980s main staircase; door relocations to first floor; upgrading of electrical and plumbing services. External repairs to existing brickwork and windows. Erection of 5-bay carport’.*

4.2 This Phase 2 application relates to works to the main dwelling of Standen House. Householder Planning and Listed Building Consent are sought for the refurbishment of the Grade Ii listed dwelling.

4.3 Full details of the proposed works are set out in the submitted Design and Access Statement, but are summarised as follows:

- Demolition of existing single-storey garage to the north-elevation of the Coach House;
- Reconfiguration of internal layout of the Coach House and formation of new entrance to the east-elevation;
- Replacement canopy to east-elevation of the Coach House;
- Removal of existing boot room infill to east elevation of Standen House;
- Removal of existing extension to the north elevation of Standen House, and erection of replacement single-storey extension;
- Internal alterations to Standen House comprising:
    - Replacement of the 1980s main staircase;
    - Door relocations to the first and second floors; and
    - Upgrading of electrical and plumbing services.

- External repairs to the existing brickwork and windows of Standen House;
- Erection of 5-bay carport to the north-west of Standen House; and
- Associated site landscaping.

4.4 These proposals have been informed throughout the design evolution by an analysis of the historic analysis and assessment of significance undertaken as part of the preparation of the accompanying Heritage Statement.

5. Planning Framework

5.1 This section identifies and summarises the policy background which will be referred to in Applicant's case in support of the proposals.

5.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.3 For the purposes of this application, the Development Plan comprises the **Wiltshire Core Strategy** (adopted January 2015) and the **Wiltshire Site Allocations Plan** (adopted February 2020).

5.4 Within the Wiltshire Core Strategy, the following policies are considered the most relevant:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 26: Spatial Strategy for the Tidworth Community Area
- Core Policy 41 Sustainable Construction and Low Carbon Energy
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

5.5 In respect of other material considerations, the revised **National Planning Policy Framework** (the Framework) published July 2021 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is

engaged. The Framework is to be read in conjunction with the **Planning Practice Guidance (PPG)**.

5.6 In terms of Supplementary Planning Guidance, the **'Creating Places Design Guide'** (April 2006) and the **Chute Design Guide** (December 2022) are also relevant to the determination of this application.

6. Planning Analysis

Principle of development

6.1 Paragraph 79 of the Framework states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

6.2 The Chutes (Chute Cadley / Chute Standen, Lower Chute and Upper Chute) are designated as a 'Small Village' under Policies CP1 and CP26 of the Core Strategy. The delivery strategy sets out in Policy CP2 defines the level of growth appropriate within the built-up area of Small Villages. CP2 states that proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development respects the existing character and form of the settlement, do not elongate the village or impose development in sensitive landscape areas and do not consolidate existing loose knit areas of development related to the settlement.

6.3 The Chutes do not benefit from any defined settlement policy boundary; therefore, they are considered to be located in the countryside for planning purposes.

6.4 The proposed Phase 2 works relate mostly to the refurbishment of the existing dwelling – comprising internal and external alterations to Standen House. The existing dwelling is sited within an established residential estate; therefore, the principle of development is considered acceptable provided it accords with the other policies of the Core Strategy.

6.5 In respect of scale, massing, and height the following section on character and appearance describes how the scale and massing have beed informed by the local context in accordance with Policies CP51 and CP57. In this regard, it is important to note the following matters:

- The site is already in residential use, and the residential character will be preserved;
- The presence of established and mature screening to all boundaries ensuring the site is well-contained with the capacity to accommodate change;

- The works to Standen House are entirely appropriate and have been carefully considered during the design phase to ensure they are sensitively enhancing the listed building, without causing harm to the historic nature of the dwelling and overall site.

6.6 In terms of the other proposed elements, they are addressed in more detail below. The proposed development relates to the existing residential Estate of Standen House, whereby development is proposed to enhance the existing living conditions of the site. It is considered that the principle of development is acceptable, provided it meets the requirements of the other plan policies.

Character and appearance

6.7 Policy CP57 ensures high quality design and place shaping, stating: *'a high standard of design is required in all new development, including extensions, alterations and changes of use of existing buildings'*. The site is located in the North Wessex Downs AONB where paragraph 172 of the Framework states great weight should be given to conserving and enhancing landscape and scenic beauty. In terms of landscape, Policy CP51 states '*development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures'.*

6.8 The site at Standen House has the capacity to comfortably accommodate change. The current settlement pattern of the Chutes represents a wide selection of building forms, both traditional and modern with red brick, flint and rendered cob under a mixture of thatch, plain tiles, slate and thatch.

6.9 In terms of the proposed development:

- <u>The Coach House</u> – the proposed works to the Coach House comprise the removal of a number of single-storey elements and the reconfiguration of the internal layout of the building. It is proposed to remove the existing single-storey garage to the north elevation, along with the single-storey boot room to the south elevation (which currently forms the existing entrance to Standen House). The proposed removal of these elements is seen as a benefit, as they are of low architectural merit and their removal is welcomed as they do not currently enhance the heritage asset. A new

entrance to the Coach House will be formed to the east elevation, with the addition of a new door to be integrated into the existing garage doors – the existing panelling will cover the proposed door to ensure no change is visible. The incongruous chimney to the south roof slope will also be removed, to enhance the visual outlook of the building when viewed from the courtyard. Internally, it is proposed to relocate the existing staircase, create a utility room, reduction in garage space to 1-bay, first floor doors to be replaced and reused and the removal of the modern ceilings at first floor level to expose the height of the roof and allow light in from the existing eyebrow windows. The proposed internal alterations are sensitive to the historic nature of the dwelling, and will improve the flow to create suitable, useable space. All works will be carefully undertaken to protect the historic fabric of the building. All works will be sensitively carried out, with materials to match the existing.

- Standen House – the works to Standen House comprise the removal of the existing single storey piecemeal extensions to the north elevation and the erection of a single-storey kitchen extension. The existing extensions hold no architectural merit, and the replacement extension seeks to create a modern element which positively interacts with the historic nature of the dwelling. The proposed kitchen extension has been designed to maximise the amount of natural light, and will be clad in glass and zinc. The new kitchen extension will be seen as subservient to the existing dwelling, being single storey to provide a continuation of the built form that was previously in the proposed location. In addition to the kitchen extension, it is proposed to replace the existing bulky 1980s staircase in the main hallway. The proposed new staircase will be lightweight, creating a gentle flow through the dwellinghouse – preserving the historic features of this part of the house. Minor alterations are proposed to the first and second floors – including alterations to the door configuration to the existing bathrooms; relocation and reuse of existing doors to first and second floors, and the replacement of 1 no. rooflight. Repair work is proposed to the external elevations of Standen House, with the repointing of the brickwork and replacement of mortar where required. All works will be undertaken under the direction of the project architect and heritage consultant to ensure the repair work is sensitively carried out. All proposed

materials will be appropriate to the dwelling, and have been noted within the accompanying design statement.

- New 5-Bay Carport – it is proposed to erect a 5-bay carport to the north-west of the existing dwelling of Standen House (to the south of Stable View). The carport is proposed to serve the existing dwelling, with the ability to comfortably accommodate five vehicles, along with an enclosed store. The proposed carport will be constructed from a timber frame, with brick and flint panelling under a green roof. The carport will measure 18.5m by 6m with a height of 3m. It is considered that the proposed carport will enhance the setting of the listed building and is designed to meet the functional requirements of Standen House. The design of the carport would be a vast visual improvement and has been designed to ensure the historic nature of the Estate is read. The access arrangements onto the public highway will remain the same – via the existing vehicular access.

6.10 Retained vegetation will play a key role in creating a setting for the development at Standen House, as well as being an important landscape feature on the edge of the village. Moreover, the scheme presents opportunities for additional landscaping both in and around the site boundaries. This will allow for the visual character that defines Chute Standen to be enhanced, better integrating development on the site into its setting. As a result, the proposals will be well integrated into the rural character of the area, with no adverse impacts on the character and appearance of the area. Landscape planting schemes have been noted on the accompanying site masterplan.

6.11 Overall, the Applicants contend that, due to the nature of the proposed development, coupled with the existing mature vegetation, the proposed development can be successfully integrated into the rural landscape. Consequently, the scheme will represent high-quality design in-keeping with the character and appearance of the locality, and will not have adverse impacts on the landscape character of the AONB. The scheme therefore accords with policies CP51 and CP57 of the Wiltshire Core Strategy.

Heritage

6.12 Policy CP58 states that development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved and where appropriate enhanced in a manner appropriate to their significance.

6.13 As noted in section 2, Standen House is Grade II listed – first being added to the list in June 1952. The Historic England List Entry reads as follows:

> *'Large house in parkland. C18 and mid C19. Grey-buff brick in header bond, with dark tiled roofs. Two storeys and attic. South front of 9 bays. Central block of 3 bays recessed, 3 storeys and pedimented, and having a semi-circular projecting entrance hall on ground floor. Door has rusticated stone surround with grooved voussoir lintel and heavy entablature. Brick parapet with panels over and brick dentilled cornice coping. Central first floor window has wide cambered arch. Other windows, including the 3-bay wings have 12-paned sashes with brick raised quoin blocks. Plat band and brick corbelled eaves. Right wing has bow windows. Roof hipped, with symmetrically placed stacks at root of wings. Parallel and earlier rear range behind centre and right wing, also with 2-storey bow window to end, constructed of brick laced flint. Interior completely remodelled 1986-7'.*

6.14 *In addition to the main dwelling, within the grounds of Standen House there are two further listed structures:*

> Wing Wall and Stable Block at Standen House – Grade II (designated: June 1952) - *Screen wall to east of house. Early C19. Brick with flint panels. Approximately 4m high with brick dentilled cornice. Wide carriage arch to yard at rear, with a blind arch to left, and tiers of blind lunettes to right, returning forward to meet gable of stableblock, also articulated with blind arcades.*
>
> Kitchen Garden Walls at Standen House - Grade II (designated: June 1988) - *Walls surrounding kitchen garden of Standen House. Probably early C19. Cob on flint foundation, with thatched copings. Wall extends approximately 110m along Breach Lane, returning parallel to drive to house to back wall, completing an approximately triangular area.*

6.15 A Heritage statement has been undertaken by Worlledge Associated Ltd, which assesses the site as a whole and outlines the heritage significance of Standen House and the surrounding Estate.

6.16 The Heritage Statement advises the following:

- Substantial parts of the extensions commissioned by Captain Cookson were demolished in the 1980s, the proposals feature internal alterations within the coach-house and the replacement of a small extension in what is now the kitchen. The internal alterations do not affect this element of the building's heritage significance as externally the Coach House is still clearly identifiable as a late 19th century addition;

- The demolition and replacement of the extension to the rear of the kitchen will remove a phase of the Cookson additions. However, these remaining elements were a small and unimportant part of a much larger series of service buildings which were demolished in the 1980s. They have lost their context as part of these works and there removal causes no harm. The replacement extension is subservient to the main house, creates a better-quality family kitchen which reduces the pressure to create such a space in the more unaltered historically significant areas of the house;

- The proposals seek to restore the circulation of the house with some small alterations to the first floor and replacement of the low-quality staircase. These works enhance the special quality of these spaces and in turn, the buildings heritage significance;

- The removal of the southern chimney stack of the coach house allows more light to enter the coach house improving the users experience of the historic space;

- The neo-Georgian elements of Verity's designs are to remain unaltered. The element of the Verity additions which is to be removed are of no particular style, being small remaining elements of service buildings, which were never intended to be part of a visible elevation;

- The proposals represent a significant investment in the estate as a whole;

- The wider landscape will be enhanced while the internal circulation of the house is improved, and low-quality modern fabric removed;

- Where historic fabric is to be altered or removed, it is nineteenth century at its earliest, of low quality, and in areas which do not contribute to the aesthetic significance of the building;

- The proposals provide an opportunity to enhance several elements of the buildings heritage significance while removing some latter elements that distract from the user experience of the asset and secure viable uses for historically significant buildings.

- It is considered that the proposals cause no harm to the significance of the house, its significant outbuildings, or its landscape setting whilst delivering a range of heritage benefits.

6.17 The scheme therefore does not conflict with Section 70(2) of the Act and would preserve the character and appearance of the conservation area. Consequently, the scheme accords with Policy CP58 and Section 16 of the Framework.

Biodiversity

6.18 CP50 advises that '*development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale*'. The policy continues to state that '*there is an expectation that such features shall be retained, buffered and managed favourably in order to maintain their ecological value, connectivity and functionality in the long term'.*

6.19 A Preliminary Ecological Appraisal by All Ecology Ltd was undertaken in June 2023. The PEA advised that the pond on site is of moderate to high ecological value and the east boundary hedge and trees can be classed as NERC habitat. The remaining habitats on site are common garden habitats and include a number of trees, generally of low to moderate ecological value and are easy to replace. Any impacts as a result of loss/changes to these habitats in terms of their vegetation are considered to be negligible but in any case.

6.20 In terms of habitats and species:

- Bats – a number of buildings on the site provide potential for roosting bats or were found to contain evidence of use by bats.
- Badgers and other mammals – precautionary methods of working are advised.
- Birds – no further bird surveys are required. New nesting opportunities should be provided for House Sparrows.
- Amphibians – the post on site scored about 0.5 on the Habitat Suitability Index Assessment for Great Grested Newts. Further surveys have been undertaken.

6.21 Further surveys have been undertaken on the site by ABR Ecology Ltd, and the results are currently being analysed. This additional ecological survey information will be submitted during the course of the planning application and any required mitigation measures advised.

Access and Parking

6.22 CS Policy 64 advises that the provision of car parking associated with well-designed new residential development will be based on minimum parking standards.

6.23 Access to the site will remain as existing, directly off Breach Lane.

6.24 A new 5-bay carport is proposed within this application, which will provide an additional 5 parking spaces for Standen House, in addition to the significant open parking and turning space within the Estate. This is in accordance with the Wiltshire Council minimum parking requirements for residential dwellings.

6.25 In addition to this, there is sufficient parking and turning space for vehicles within the site.

7. Conclusion

7.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses and its setting under Section 66 – a matter the Courts have held should be afforded considerable importance and weight. The statutory approach is reflected in Policy E9 of the Local Plan. Paragraph 199 of the National Planning Policy Framework NPPF says when considering the impact of development on the significance of a listed building, great weight should be given to its conservation whilst para. 195 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

7.2 This Statement outlines the reasons why the Council should grant planning permission for the '*Refurbishment of Standen House comprising: removal of existing single-storey garage to the north of the Coach House; removal of existing boot room infill; reconfiguration of internal layout of the Coach House and formation of new entrance to east elevation; replacement canopy to east-elevation of the Coach House; removal of existing extensions to the north elevation and erection of new single-storey extension. Internal alterations, including: replacement of the 1980s main staircase; door relocations to first floor; upgrading of electrical and plumbing services. External repairs to existing brickwork and windows. Erection of 5-bay carport'* as the scheme accords with the development plan.

7.3 The proposed works are minor in nature, and allow the historic character of Standen House to be maintained. The proposals allow the repair of the Grade II listed building to ensure it maintains its viable residential use for future generations.

7.4 When applying the presumption in favour of sustainable development, such a scheme in accordance with the development plan should be approved without delay.

7.5 The Applicant looks forward to the Council granting planning permission.