

APPENDIX 02
Design Officer Clarifications

Landscape and Visual Matters

Proof of Evidence

Ruth Childs (SDNPA)

Design Officer Clarification Comments

for Planning Application SDNP/20/04118/FUL, Appeal Reference: APP/Y9507/W/21/3289423

Name: Mr Mark Waller-Gutierrez

Job Title: Specialist Lead, SDNPA

Qualifications:

Landscape Design MLI
Urban Design MA,
Sustainable Construction MSc

Career History:

I have been a Landscape Architect for 35 years having previously worked for The London Borough of Enfield, The Vale of Glamorgan Borough Council, South Leeds Groundwork Trust, Pembrokeshire County Council, Fareham Borough Council and Eastleigh Borough Council. I have been an urban designer for 23 years. I have been employed by the South Downs National Park Authority since October 2017 as a Design Officer and since October 2019 as the Specialist Lead. I am consulted on design issues for major development proposals subject to planning permission in the South Downs National Park.

I am clarifying my previous consultee advice as the author of Design advice through the application, to bring my multiple responses (uploaded to the SDNPA public website on the 16th November 2020; 8th April 2021; 1st September 2021; 3rd September 2021) together in the light of the Appeal to assist the SDNPA witnesses.

I. Building adjacent to Huckers Lane

While the latest iteration of the extension (refurbishment of existing) reads as a subservient building, at least on plan, this is not the case for the proposed new building along Huckers Lane.

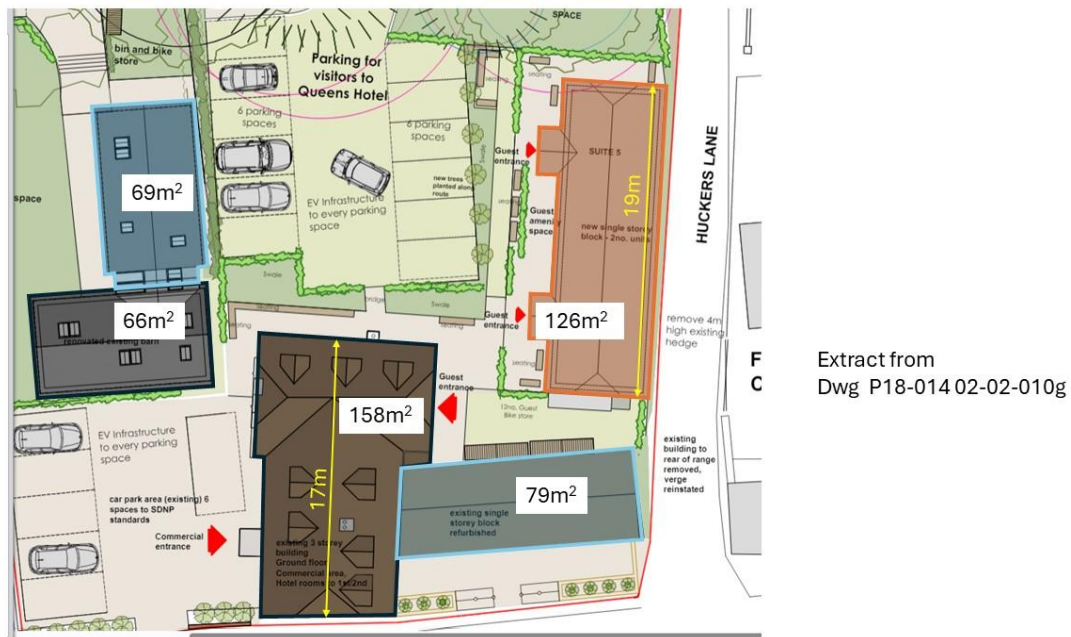


Figure 1: Relative footprints of existing and proposed buildings

This (shown in red on figure 1) is too large for what should read as an ancillary building to the main building and to the extension to the main building as part of the characteristic hierarchy of buildings in Selborne. To illustrate this, figure 1 shows the relationship between the original main building (footprint approximately 158m²) and the existing extension (footprint approximately 79m²) equates to an extension which has a footprint which is 50% of the original main building. Although this is a relatively long extension, this is still proportionate and respectful of the main building. In contrast, the proposed new building along Huckers Lane (footprint approximately 126m²) has a footprint which is 159% of the extension (80% of that of the main building) and it is also longer than the main building (approximately 19m to approximately average length 17m). Where it is locally characteristic to have a large main building with some extensions and/or modestly sized outhouses, the proposed Huckers Lane building risks competing with the main building and is far bigger than the existing extension, which it should be subservient to.

It also has a highly dominating 19m long elevation directly onto Huckers Lane and a 19m long ridge line. Neither of these aspects of this proposed building are characteristic of Selborne.

Furthermore, in terms of the detailed design of this building, it includes two porches on the northwestern elevation and half hipped ends to the roof. These are domestic details which are

inappropriate for what should read as an outbuilding to the main building, which therefore should consist of simple lines which speak of the building's subservient status.

The large amount of glazing proposed on the north eastern elevation facing the countryside and highly visible from Huckers Lane is also inappropriate (visual impact during daytime and lit windows at night and further domestication of what should read as a simple outbuilding).

A hedge is proposed alongside the building on the edge of the road. This appeared in early iterations of the scheme's design, which I objected to, it was subsequently removed from layout plans and appears to have returned in the latest iteration. The efficacy of planting a hedge right up against a building is very questionable both for the likely health of the hedge (which will be constrained by the close proximity of the building and its foundations) and the building which, with its timber boarding wall will need to be maintained which the presence of this hedge will impede.

2. Proposed Barn Extension

It is proposed that the existing barn be converted into a residential dwelling and that this barn be extended with a building of the same height and scale. Referring again to figure 1, the proposed extension would represent a 105% enlargement of the original barn footprint. This is not proportionate and is in contravention of Key Design Principle C.4.2c ('Extensions should be subservient to the main building') of the adopted SDNPA Design Guide.

Furthermore, some of the detailing (such as proposed roof lights, glazed connection) would create a level of domestication of the barn which is not acceptable.

3. External Space

Subsequent to my April 2020 comments, my understanding is that several large trees in the north-eastern part of the site have been removed. The proposed central car park would not only still dominate the centre of the development but is now more likely to have negative impacts (visual, lights, noise, movement) on the closely adjacent countryside, now that the large trees have been removed.

This proposed car park for 12 vehicles would completely dominate the site with buildings looking onto it and numerous benches located closely adjacent and looking straight onto it. The leftover spaces (apparently serving amenity and passive recreation purposes) are too small and constrained to escape the dominance of these 12 parked or moving cars and so fail to provide an attractive outside space for visitors or staff.

4. Huckers Lane Access

The impact of the new access road off Huckers Lane would be significant. The rural character of Huckers Lane and its status as the long-distance PROW route 'The Writers Way', would be compromised by any proposed improvement which would include the proposed significant widening to accommodate the proposal to serve 17 car spaces to the rear of the site. This rural road is not suitable for such a significant increase in car access numbers and the excessive access widening that it is proposed.

5. Barn Garden Space

The narrow garden space to the north of the proposed barn extension would be a dark space, overshadowed by the buildings for much of the day.

6. Planting to Street Edge to Car Park

Proposed line of pleached trees along high street boundary is supported in principle, but a more feasible planting width than the 1m shown is needed.

Conclusions

The cumulation of the size of the proposed barn extension and new building, together with the associated car scale of parking provision (23 vehicle spaces in total) for the whole development proposal would result in an intense, overdevelopment of this site, inappropriate to its rural and edge of countryside location and contrary to the Selborne character of a clear hierarchy of buildings.

The detailing proposed for both the accommodation block and the barn extension would result in unacceptable levels of domestication where in both cases, simple agricultural-style outbuilding character is required.

The proposed scale of vehicular access and the extent of the widening at the point of access would result in a significant diminution of the current rural character of Huckers Lane and the Writers Way route.