

## Planning List – 17<sup>th</sup> July 2023 to 13<sup>th</sup> September 2023

### **Reference 23/00005/HOUS**

Rest Harrow, Foxhall, Charlton

**Removal of existing garage building , proposed extensions and works to existing front elevation dormers.**

Planning Officer – Lauren Cripps

Deadline for Comments – 7<sup>th</sup> April 2023

Singleton and Charlton Parish Council Comment – Singleton and Charlton Parish Council Comment –

We have studied this application and the supporting documentation and for the most part, we are supportive of the proposals. We have collected views from several near neighbours and none have raised objections. Taking a broader view, we would urge the applicants to explore ways to achieve the relatively small amount of additional bathroom space without such significant alteration to the frontage of the property. The existing catslide dormer windows have a style of their own, consistent with the property as a whole and which comfortably accommodates the existing bathroom. We are slightly concerned that replacing this with a hipped roof - even for only a very small increase in floor area - would not only change the character of the property, it may have have a greater visual impact than perhaps is apparent from the plans.

**SDNP Comment – Approved**

### **Reference 23/00704/FUL**

Weald & Downland Museum

**Erection of additional production facilities buildings, fencing and storage building for a temporary period until 9th November 2026 to align with the temporary permission granted under application SDNP/21/04570/FUL. Installation of Geogrid parking bays to provide additional parking.**

Planning Officer – Lauren Cripps

Deadline for Comments – 30<sup>th</sup> May 2023

Singleton and Charlton Parish Council Comment – We have studied this application and associated documents and are pleased to add our support for this application. Our only suggestion would be to include some low level planting on the sides visible from the museum grounds, to reflect the kind of mixed native hedging that can be seen around many of the exhibits in the rural areas of the museum.

**SDNP Comment -**

### **Reference 23/02260/HOUS**

26 Charlton, Charlton

**Single storey rear extension with pitched roof**

Planning Officer – Beverley Stubbington

Deadline for Comments – 18<sup>th</sup> July 2023

Singleton and Charlton Parish Council Comment – We have studied the revised plans and note the reduction in height and scale of the proposed extension, which is welcome. However, we have the following concerns:

1. The style of the proposed windows on the north (rear) elevation is very different from – and in our view conflicts with – that of the existing building. This applies to both the proposed passageway and the new kitchen/diner. Our previous comments regarding visibility of the property from the north still stand.
2. The proposed infill of roof between the existing building and the extension adds significantly – and in our view, unnecessarily – to the bulk of the extended property.

3. The rear passageway remains an anomaly, the heart of the problem being that it unavoidably dominates the rear of the building. The ideal solution would be a redesign that eliminates the need for a passageway; however, if this is not possible, then we feel that a rethink is necessary.

While obviously it is not for us to design the passageway, we felt it would be useful to indicate a solution that would overcome our objections in this respect. As the proposed passageway dominates the north and east elevations, it results in almost complete loss of the existing elevations. One solution might be to consider how it might have been built had it been added some years ago: as a glazed 'lean-to'. Obviously no one would suggest it be built in the way it might once have been built, but instead built to modern standards as a fully glazed, flat-roofed extension. This would achieve a number of advantages: the existing stone elevations along that section would be preserved – and remain visible from outside; the slightly incongruous (and impractical) 'mini' pitched roof as proposed would be avoided, replaced instead by a simple flat roof, finished with a fascia that hid the roofing material from view and complemented the existing facias; the existing roof would remain visible when viewed from a distance; overall, the style would reflect the vernacular history of the building and its evolution from non-residential to residential use. At a practical level, it would reduce the loss of natural light in the existing rooms; however, consideration would need to be given to limiting light-spill at night, bearing in mind the SDNP's status as an International Dark Sky Reserve.

The proposed bi-fold doors forming almost all of the eastern side of the newly extended living area, would seem to fit comfortably with the idea of a fully glazed passageway along the rear; this section could also have a flat roof, for all the same reasons as above. As the exterior stone walls would remain visible, ideally the gap occupied by the existing bay window would be retained (and merely extended to the floor); however, we recognise the desirability of widening this opening and, if edged in traditional brickwork style, we feel this would be a good compromise.

As before, we would be pleased to meet with the applicants and/or their architect to discuss any ideas.

**SDNP Comment –**

**Reference 23/02865/HOUS & 23/02866/LIS**

Easter Cottage, 3 Church Lane, Singleton

**Installation of air source heat pump. Replace shed and greenhouse with timber framed outbuilding**

Planning Officer – Beverley Stubbington

Deadline for Comments – 10<sup>th</sup> August 2023

Singleton and Charlton Parish Council Comment –

**SDNP Comment –** In principle we are supportive of the use of air source heat pumps to reduce dependence on fossil fuels; however, we remain concerned at the potential for noise nuisance to neighbouring properties, bearing in mind that, at present, they almost certainly enjoy complete silence at night. We note that the proposed site for the ASHP has been moved further from the neighbouring property to the rear, which is good. However, the 'Noise level assessment' appears to be general data relating to a range of difference products, rather than an assessment of the impact on the neighbours. The data indicates that noise levels may be higher at certain times and with the effects of reflected sound from surrounding buildings; it would be useful to have details of steps to be taken to mitigate noise levels. On the broader issue of ASHPs, we recognise that these are likely to become a fact of life in the future and we feel that it's essential that noise levels are considered and controlled/mitigated in order to maintain the rural tranquillity of the villages at night time; as

with our dark skies, our silent nights are part of village life that, once lost, are likely never to be regained.

**Reference 23/03027/TCA**

Grove Cottage, Singleton

**Notification of intention to crown reduce by up to 3m on 1 Magnolia tree**

Planning Officer – Henry Whitby

Deadline for Comments – 23<sup>rd</sup> August 2023

Singleton Parish Council Comment – We note from the RHS website that for magnolias they advise to “spread the pruning over two or three years”. On the subject of tree pruning generally, they say “Hard pruning can encourage lots of vigorous upright growth ... so can be counterproductive if you are aiming to reduce the size or thin the canopy of your tree”. The application form indicates that this is a repeat of pruning carried out in 2021 and the photographs suggest that the tree does appear to have undergone vigorous growth, suggesting that perhaps a more staged approach needs to be taken to pruning this tree in order to get the best from it. Overall, we have no objection to the proposal to reduce the height of this magnolia.

**SDNP Comment – Raise No Objection**