
APPLICATION NO.	23/01816/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	20.07.2023
APPLICANT	Mr and Mrs Steward Macdonald
SITE	Kings Farm House, Station Road, Over Wallop, SO20 8HZ, OVER WALLOP
PROPOSAL	Replacement of metal railings at front boundary with Brick/flint wall
AMENDMENTS	Confirmation regarding retention of brick piers, pillars and plinth received 18.08.23
CASE OFFICER	Gillian Wheeler

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

1.1 This application has been referred to committee due to Member interest.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Kings Farm is a Grade II listed building within the Middle and Over Wallop Conservation Area. The application site is situated in close proximity to Wallop Brook to the south-west, which is a Site of Importance for Nature Conservation (SINC). Consequently flood zones 2 and 3 cross the front of the site. Public Right of Way (PROW) Over Wallop 3 is located opposite the front of the site, leading to St Peters Church, which is Grade II* listed.

3.0 PROPOSAL

3.1 The application seeks permission to remove the existing metal railings from the front boundary wall and replace them with brick and flint, proposed to be built on top of the existing brick plinth.

3.2 The existing gate, brick pillars and brick piers would be retained as existing, and the proposed brick and flint wall would be built to the same height as the existing railings.

4.0 HISTORY

4.1 21/03686/LBWN - Replacement of railings with wall and provision of replacement gate. Withdrawn 14.03.22

4.2 22/00151/FULLN - Replacement of railings with wall and provision of replacement gate. Withdrawn 14.03.22

5.0 CONSULTATIONS

5.1 **Design and Conservation: No objection** subject to conditions

6.0 **REPRESENTATIONS** Expired 18.08.2023

6.1 **None**

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Planning (Listed Buildings and Conservation Areas) Act 1990

7.2 Test Valley Borough Revised Local Plan (2016)(TVBRLP)

Policy SD1 – Presumption in Favour of Sustainable Development

Policy COM2 – Settlement Hierarchy

Policy E1- High Quality Development in the Borough

Policy E9 - Heritage

7.3 Neighbourhood Planning

The Wallops Neighbourhood Development Plan was submitted for independent examination on 31.07.23. It therefore carries some weight as an emerging plan.

Policy ELP1 – Conservation Areas

Policy ELP2 – Listed Buildings and Locally Important Heritage Assets

Policy DDP3a – Design Principles

7.4 Supplementary Planning Documents (SPD)

Wallops Conservation Area Character Appraisal, March 2008

The Wallops Village Design Statement, February 2004

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on heritage

8.2 **Principle of development**

The site lies within the Over Wallop settlement boundary as defined on the Inset Maps of the TVBRLP. In accordance with Policy COM2 of the TVBRLP, development is permitted provided that the proposal is appropriate to the other policies of the Revised Local Plan. The proposal is assessed against the relevant policies below.

8.3 **Impact on the character and appearance of the surrounding area**

The application site and surrounding area currently includes various boundary treatments including a low brick wall to the front of the dwelling topped with iron railings, traditional cob walls and brick walls with half-round coping on top. The area also includes brick and flint walls and hedged boundaries.

8.4 The proposal is to replace the wrought-iron railings either side of the existing front pedestrian gate with a knapped and coursed flint wall, with brick dressings and a half-round brick coping to match the existing wall at the western end. The brickwork would be in Flemish bond to match the existing

wall. It is proposed that the existing Flemish bond low brick wall would be retained and repaired with lime mortar joints to match the existing, with the wrought-iron gate and brick piers also retained. The height of the proposed wall would be 75cm to match the height of the existing railings.

8.5 The use of brick and flint is common in this section of Station Road, and the proposed wall would respect and complement the character of the area, in addition to being in-keeping with the appearance of the existing wall on the south-western corner of the site. As a result, the proposals are considered to satisfactorily integrate with the character of the existing area in accordance with policy E1 of the TVBRLP.

8.6 **Heritage**

The site lies within the Middle and Over Wallop Conservation Area which is a designated heritage asset and therefore consideration must be given to the desirability of preserving or enhancing the character and appearance of the Conservation Area as set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.7 Kings Farm House is a Grade II listed building, which is also a designated heritage asset. Section 66(l) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon decision makers to have special regard to the desirability of preserving the heritage asset.

8.8 A detailed heritage statement has been provided in support of this application, which states that *no historic photos have been found that provide evidence of when the wall was built*, and that *Station Road is not characterised by low brick plinth walls with railings*. The heritage statement includes evidence to suggest that the railings are a mid-twentieth century addition.

8.9 As a result, it is not considered that the loss of the railings would detract from the significance of the listed building or have an adverse impact on its setting, or on the setting of the conservation area. The height of the proposed wall would not exceed the height of the existing railings, would retain the existing brick plinth, brick piers and brick pillars in the design of the resultant wall and would still allow public views of the listed building which contributes positively to the character of the conservation area, and would retain the open character of the frontage of the application site.

8.10 Details of the type of brick to be used, the arrangement of the bricks and flints and the details of the lime mortar can be secured by appropriately worded conditions to ensure that they would not detract from the significance of the heritage assets. Such conditions form part of this recommendation.

8.11 As a result of the above, and subject to conditions contained in the recommendation, it is considered that the proposed wall would preserve the character and setting of the Conservation Area, and be in accordance with Policy E9 of the TVBRLP, the emerging Over Wallop Neighbourhood Plan, The Wallops Conservation Area Character Appraisal and The Wallops Village Design Statement.

9.0 **CONCLUSION**

9.1 It is considered that the proposed wall would not detract from the significance of the heritage assets (and by doing so preserve those assets) and would integrate successfully with the character of the area.

9.2 The proposals would be in accordance with Policies E1, and E9 of the TVBRLP along with the emerging Over Wallop Neighbourhood Plan, The Wallops Conservation Area Character Appraisal and The Wallops Village Design Statement.

10.0 **RECOMMENDATION**

PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
Location and Block Plans, drawing number 900, dated June 2019 and received 14.07.23
Block Plan as Proposed, drawing number D01, dated June 2023 and received 14.07.23
Front and West Elevations as Proposed, drawing number D02, dated June 2023 and received 14.07.23
Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **The development hereby permitted shall not be erected unless or until samples and details of the materials to be used, including the lime mortar, and including a sample flint panel and detailed drawings showing the design and arrangement of the bricks and flints, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities and to ensure that the details would sustain the significance of the heritage assets in accordance with Policies E1 and E9 of the Test Valley Borough Revised Local Plan 2016.**
4. **The existing brick plinth, brick pillars and brick piers shall be retained and incorporated into the resultant new wall in accordance with the email received from Stuart MacDonald on 18.08.23 and drawing number D02.
Reason: To sustain the significance of the heritage assets in accordance with Policy E9 of the Test Valley Borough Revised Local Plan 2016.**

Note to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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