

STUDIOHOMER

Supportive Statement

HOUND LODGE GATEHOUSE

Royal Victoria Country Park, Netley Abbey, Southampton SO31 5GA

Introduction

The following statement has been prepared to support the planning application at Hounds Lodge, located within the Royal Victoria Country Park in Netley Abbey, Southampton.

The application is submitted following a pre-application Q/25/98695 to construct an eco-friendly log cabin at the rear end of the garden. In response to the advice provided at the pre-application, the applicant seeks permission to:

- 1) Alter and enhance the existing building to support the key living functions of the dwelling.
- 2) Remove the rear extension to reveal more of the building's original character.
- 3) Create 2 additional bedrooms and a dining area through the development of an annexe to the rear of, and dependent on, the existing building.

The purpose of the proposed works is to ensure the ongoing preservation of the building while addressing the need for additional space. The annexe is a necessary addition to provide a functional living environment for the applicant as a family home with supportive living for their Autistic son.

The following document is set out as follows:

- 1) Location
- 2) Planning History
- 2) Design and Access Statement
- 3) Heritage Statement
- 4) Planning Policy Statement
- 5) Conclusion

Location

Hounds Lodge is located within the Grade II listed grounds of the Royal Victoria Country Park. The building is located on the site of the former Royal Victoria Military Hospital, which was established in the mid-19th century and served as a hospital for the British Army. The Hounds Lodge is a key structure within the park and reflects the historical military heritage of the site.

The lodge is situated at the north entrance at Hound Road, 550m north of the chapel, indicating its use as a gate house.

Planning History

The applicant submitted a pre-application to construct an eco friendly log cabin at the rear end of the garden in January 2025.

The case officers raised concerns over the proposal, with their key points being:

- A new structure could lead to the removal of trees.
- The overall size of the proposal, in relation to the existing dwelling, could dominate the site.
- A separate annexe would not be dependent on the main building, and could be considered a separate dwelling.

The case officer suggested that an extension to the main building would be a more appropriate approach to ensure that the accommodation remains functionally dependant to the main house. Locating the development closer to the main building also sought to minimise the impact on the countryside and heritage setting.

In response to the case officers comments, the application has adjusted their proposal to ensure that no trees will be impacted as a result of the development, the proposal is subservient to the existing building, and the proposed annex will be dependant on the existing building.

The following design and access statement will explain the design decisions of the proposal and justify how the case officers concerns have been addressed. An Arboriological assessment will be submitted along side this document to demonstrate that proposal will not harm to the woodland setting.

Planning Statement

The proposal has been developed in regard to the relevant national and local planning policies, specifically:

National Planning Policy Framework (December 2024)

Eastleigh Borough Local Plan (2016-2036)

- S1 (Delivering Sustainable Development)
- S2 (Approach to development)
- S5 (Countryside)
- S8 (Historic Environment)
- DM1 (General Development Criteria)
- DM2 (Environmentally sustainable development)
- DM11 (Nature Conservation)
- DM12 (Heritage Assets)
- DM14 (Car parking)
- DM26 (Residential extensions and replacement dwellings in the countryside)

Eastleigh Borough Council Supplementary Planning Documents

- Quality Places
- Residential Parking Standards
- Character Area Appraisal
- Annexes for dependent relative supplementary planning advice (November 2005)

According to the Annexes for dependent relative supplementary planning advice, the design, scale and visual impact of a proposed annexe must be appropriate to the site. In determining a planning application for an annexe the Council will expect the proposed development to:

- i) be subordinate in scale to the principal dwelling. An annexe capable of being made into a separate dwelling, will not be acceptable;
- ii) be linked internally to the principal dwelling and be designed in such a way as to easily enable the annexe to be used as an integral part of the main dwelling at a later date. A separate external entrance to the annexe may be acceptable provided it is subsidiary to the entrance to the principal dwelling;
- iii) share a vehicular access with the principal dwelling;

iv) be in the same ownership as the principal dwelling;

v) have no boundary demarcation or sub-division of garden areas between the curtilage of the principal dwelling and the annexe;

vi) comply with the Council's normal design standards for extensions, and include adequate amenity space and car parking provision for the enlarged property.

The following Design and Access Statement will outline how the applicant has considered and responded to national and local policies in the development of the proposed design. The statement will demonstrate how key considerations have been taken to ensure the proposed annexe meets the requirements described in 'Annexes for dependent relative supplementary planning advice' (November 2005) while outlining how the proposal is intended to sit within the context of the site and respond to the woodland setting without dominating Hound Lodge.

Design and Access

Proposed works

In response to the advice provided at the pre-application, the applicant seeks permission to:

- 1) Alter and enhance the existing building to support the key living functions of the dwelling.
- 2) Remove a rear extension to reveal more of the building's original character.
- 3) Create 2 additional bedrooms and a dining area through the development of an annexe to the rear of, and dependent on, the existing building.

Use

The proposal seeks to establish a functional family home that provides appropriate long-term accommodation for one of the applicants' children, who has a diagnosed autism spectrum condition. The proposed annexe is driven by the specific needs of the family, particularly the child's requirement for a supportive, familiar, and safe living environment with room to grow.

The applicants are a family of four (two adults and two children) who will use Hound Lodge as their main home. An assessment of the applicant's needs (in the form of an Education, Health and Care Plan) has been submitted alongside this statement to highlight some of the challenges the applicant has faced and outline the importance of maintaining a consistent and secure environment.

The proposed annexe is crucial for providing an environment for the applicant to develop with the support of his immediate family. Children and young people with autism often experience heightened anxiety when confronted with change, unpredictability, or unfamiliar surroundings. The applicant faces particular reliance on the structure, routine, and sensory safety of his home environment, as well as close proximity to his immediate family for support and reassurance. The proposed annexe is intended to serve as a dedicated personal space for him within the family home, offering the opportunity for greater independence as he matures, while still remaining in a secure and familiar setting.

The proposed annexe is a considered and necessary addition to Hound Lodge to meet the long-term needs of a vulnerable family member. The design and use of the annexe are consistent with its intended purpose and reflect the needs of the household.

Amount

The amount of development proposed has been carefully considered to ensure the proposed annexe sits subservient to the existing and main building. The proposal will provide the necessary space to support a functional living environment for the applicant as a family home with supportive living for their Autistic son, without dominating the site.

The case officer's response to application Q/25/98695 outlined that a 10m x 5m annexe, comparable in size to the existing dwelling, could create a dominant relationship to the existing building. In response, the applicant has reduced the size of the proposed annexe (and connected corridor) to 35m².

In addition to reducing the size of the proposed annexe, the applicant further proposes to demolish a previous extension of the main building to reveal more of the building's original character. The loss of the rear extension (9.5m² GIA) and the proposed new addition (35m² GIA) shows a net increase of 25.5m² (compared to an increase of 50m² in application Q/25/98695). With an existing GIA of 49m² and a proposed GIA of 72.8m².

The reduction in size of the proposal will ensure that the annexe is subordinate in scale to the principal dwelling and as such, will meet the requirements of 'Annexes for dependent relative supplementary planning advice' (November 2005).

Layout

The layout of the proposed annexe has been carefully considered to ensure the proposal is not capable of being made into a separate dwelling, is linked internally to the principal dwelling, and is dependent on the principal dwelling.

The case officer's response to application Q/25/98695 outlined that the level of self-containment in the proposed annexe would not be acceptable. The officer also raised concerns on its separation from the main dwelling and suggested that an extension of the main dwelling would be more appropriate.

In response, the applicant has removed the plant room and the two w/c's from the proposed annexe. The main dwelling will contain the key functions, including the living space, kitchen and bathroom; the proposed annexe will be functionally dependent on the original dwelling and will provide additional living space only.

The location of the proposed annexe is to the rear of the main building. Its location aims to ensure that the annexe feels like an extension to the main building, and not a separate unit. Its positioning onsite responds to the site boundary and the location of the main building; the annexe is set behind the main building, ensuring that the annexe will appear subservient to the main building. A courtyard connects the proposed annexe and the main building and is formed by the negative space between the two components of the dwelling.

It should also be noted that at 32m² (excluding the connecting corridor), the proposed annexe will fall short of the national space requirements for a 1-bedroom dwelling, and would not provide enough space to be a stand-alone dwelling.

The loss of key functions from the proposed annexe and the proposed sitting of the annexe in relation to the existing dwelling will ensure that the proposed annexe is dependent on, and subservient to, the principal dwelling. As such, it will meet the requirements of 'Annexes for dependent relative supplementary planning advice' (November 2005).

Access

The access to the proposed annexe has been carefully considered to ensure it forms an integral part of the main dwelling. The proposed annexe will be accessed from the main dwelling via a glass corridor from the kitchen. Entering into the dining area, a threshold is created to separate the living space from the bedrooms. Set further back from the principal entrance, a door from the annexe provides access to the central courtyard.

For the avoidance of doubt, the annexe will share the vehicular access with the principal dwelling.

Scale

The proposal has been designed to be subservient in scale to the original dwelling at Hounds Lodge to ensure that the proposal does not dominate the site or the original dwelling.

The original dwelling is a single-story building with a pitched roof and is set in the corner of the site where the ground level is at its highest. To ensure the proposal is subservient in scale to the main dwelling, the proposed single-story annexe is located to the rear of the original dwelling, where the ground level is lower. The subservient nature of the proposed annexe is further instilled with a flat living roof to ensure its height is significantly lower than the original dwelling when viewed from the roadside.

Appearance

The appearance of the proposal has been designed to reflect its location and the significance of the existing building at Hounds Lodge. Set within a heavily wooded site, the use of a timber cladding aims to soften the annexe into the site and blend within the woodland background of Hound Lodge. As a result, the significance and character of Hound Lodge is preserved.

As part of the works, the applicant is committed to enhancing the appearance of Hound Lodge. In addition to the list of works approved in application L/25/99179 to restore the character of the building, the applicant seeks permission to remove and alter the existing extensions of the building. This will include:

- 1) Demolishing the dining room, store and bathroom.
- 2) Rebuilding the bathroom to follow the roof of the kitchen & to be inset of the east elevation of the principal building.

The proposed works will expose part of the original building that is currently covered with more recent extensions and should be seen as an improvement to the current condition of the building.

Conclusion

Following the feedback in the pre-application Q/25/98695, the applicant has sought to ensure the proposed annexe is subservient to, and dependent on, the original building at Hound Lodge.

A subservient proposal has been achieved by reducing the size of the proposal and carefully positioning the annexe on the lower ground to the rear of the original building. With key functions such as the kitchen and bathroom located in the original building, and only living space in the proposed annexe, the proposed annexe will remain dependent on the main building.

As the proposal will not dominate the site and is not at risk of becoming a second dwelling unit, it will meet the requirements of 'Annexes for dependent relative supplementary planning advice' (November 2005).

Further consideration has been taken to ensure the design of the proposed annexe reflects the context of the site. A timber-clad annexe will blend into the woodland background behind Hound Lodge and ensure that the character of Hound Lodge is not overshadowed. To further restore and preserve the character of the building, the applicant seeks to remove an existing extension to Hound Lodge as part of the overall works.

The proposal should be seen as a vast improvement over the proposal of Q/25/98695, consideration has been taken to ensure the requirements of 'Annexes for dependent relative supplementary planning advice' (November 2005) have been met. The works to the existing building (including application L/25/99179) will improve the condition of the site and restore the Hound Lodge to a condition that reflects its historic significance. As such, the proposal ought to be approved.

Heritage Statement

Historical and Architectural Significance

Hond Lodge is of significant historical and architectural value due to its association with the Royal Victoria Military Hospital and its subsequent use within the Royal Victoria Country Park. Hounds Lodge is one of the few remaining structures from the hospital complex that has retained its architectural integrity. As such, it provides valuable insight into the hospital's operation, as well as the social history of the area during the 19th and 20th centuries.

The building's architectural style reflects the broader Victorian approach to institutional architecture, with an emphasis on formality and craftsmanship. The Lodge was originally designed to accommodate staff and provide administrative support for the functioning of the hospital, and it retains features that are typical of that purpose. The Lodge is now used as a residential dwelling.

The building is predominantly constructed in brick with characteristic Victorian architectural features, such as gabled roofs, decorative brickwork, and timber windows.

Proposed Works

The applicant seeks permission to:

- 1) Alter and enhance the existing building to support the key living functions of the dwelling.
- 2) Remove a rear extension to reveal more of the building's original character.
- 3) Create 2 additional bedrooms and a dining area through the development of an annexe to the rear of, and dependent on, the existing building.

Impact on heritage significance

As demonstrated in the Design and Access Statement, consideration has been taken to ensure that the proposed annexe does not dominate the site of Hound Lodge. The proposed annexe has been designed with a scale that reflects the significance of the building at Hound Lodge, with materials that blend the annexe into the woodland background. As a result, the historic significance of Hound Lodge is preserved.

In conjunction with the works approved in application L/25/99179, removing the previous extension of Hound Lodge, and rebuilding the bathroom to be set back from the East elevation will restore the architectural character of Hound Lodge to a condition that reflects its historic significance.

The impact on Hound Lodge's heritage significance is positive. The proposed annexe has been carefully designed to sit comfortably within the context of the site, while the proposed alterations to Hound Lodge will restore its character. As such, the overall proposal will improve the heritage value of the site.

Conclusion

Hond Lodge is of significant historical and architectural value due to its association with the Royal Victoria Military Hospital. The building is now used as a single dwelling. The proposal seeks to introduce an annexe to the main building to provide living accommodation for a dependent relative. As part of the works, an extension of Hound Lodge will be removed and the character of the original building will be restored.

We believe that these works are fully in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework, and will contribute positively to the ongoing preservation of Hounds Lodge as an important part of the Royal Victoria Country Park and the wider historic landscape of Netley Abbey.

We respectfully request that Planning Permission and Listed Building Consent be granted for the proposed works.

STUDIOHOMER



Studio Homer
27 – 29 Columbia Road
Bournemouth
Dorset
BH10 4DZ

Office Number

01202 523212

Office Mail

bradley@studiohomer.co.uk

