

# Planning Committee Meeting 13 April 2017

## Agenda Item 8

SDNP/16/06186/FUL & SDNP/16/06187/LIS

Madehurst Lodge & Woodruff, Madehurst Road, Madehurst, BN18 0NL

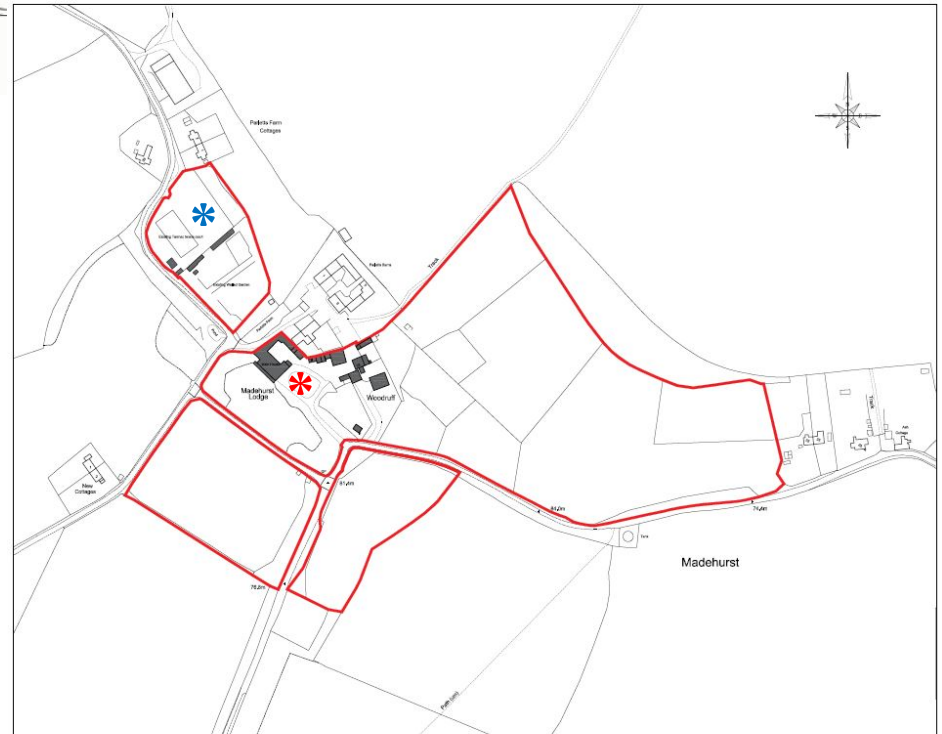
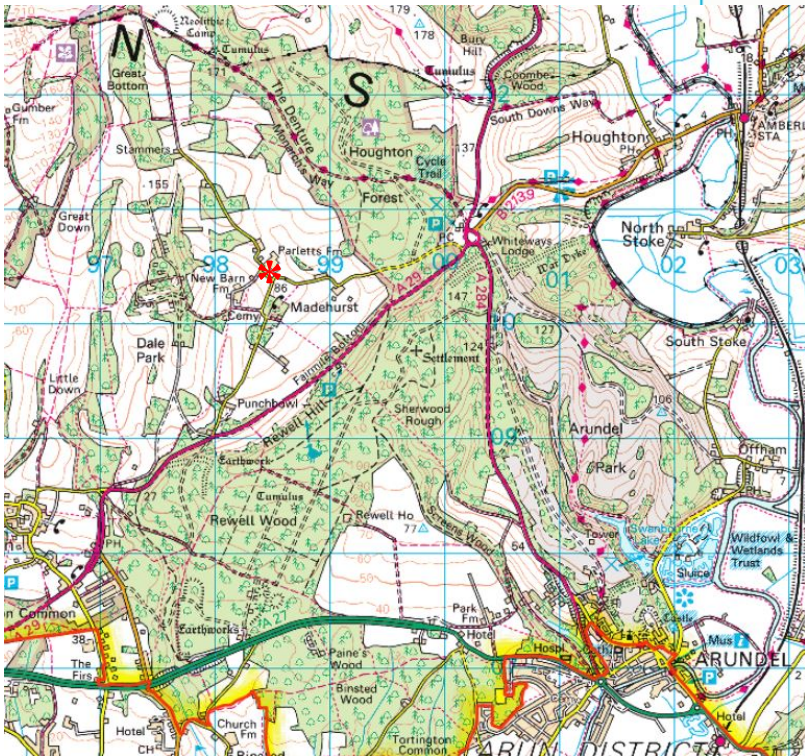
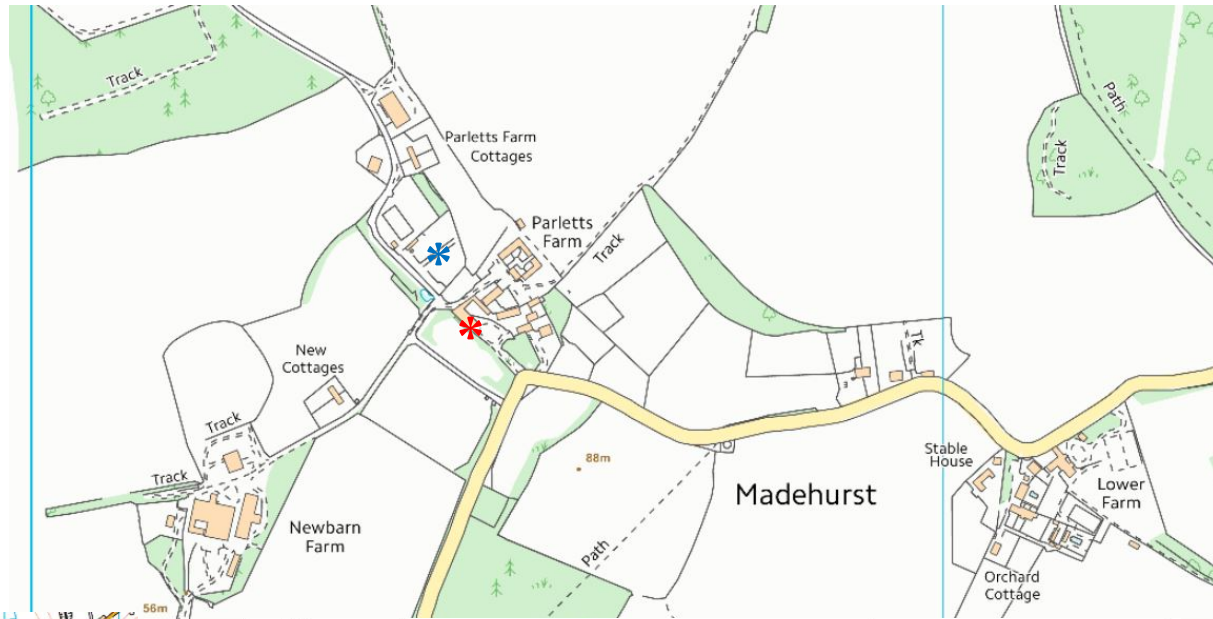
Conversion of dwellings and associated outbuildings and land to Hotel / Restaurant (28 rooms) (Class C1 / A3) and associated facilities including staff accommodation and provision of parking spaces (68). Single storey extension and alterations to Madehurst Lodge (after removal of veranda), Reconstruction of the former Garden Lodge, Erection of single storey building (in Walled Garden) to form treatment rooms, Erection of single storey building to form hotel accommodation (referred to as the Chicken Coop) and the erection of storage sheds and bike stores. External alterations to Stable Block, Grooms House and Chicken Shack.



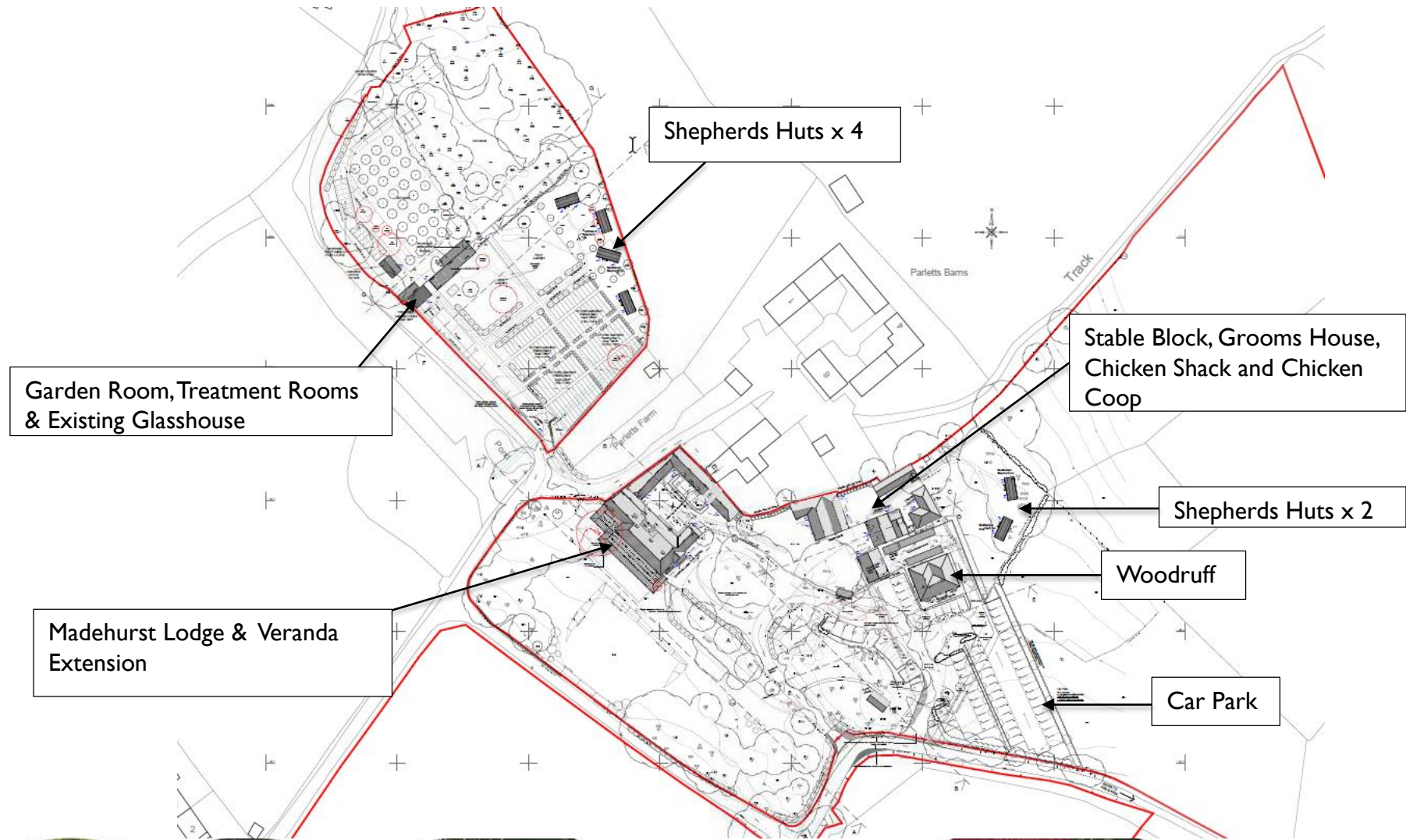
# Site Location

✳ Madehurst Lodge

✳ Walled Garden

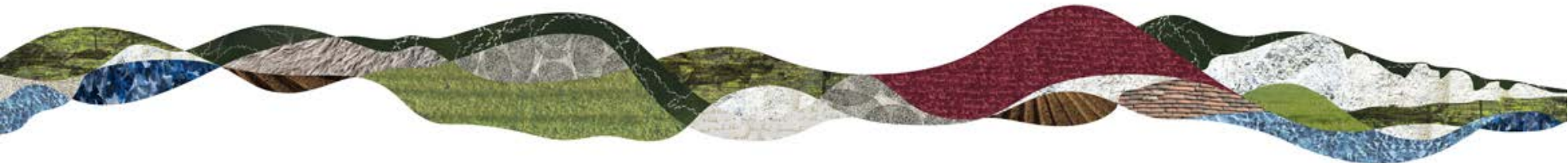


# Site Layout

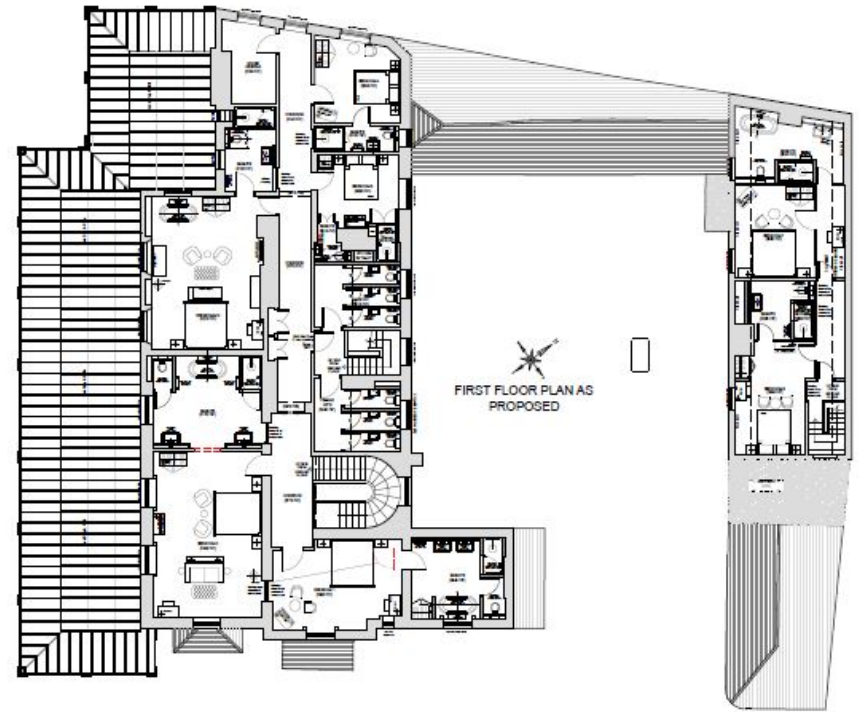
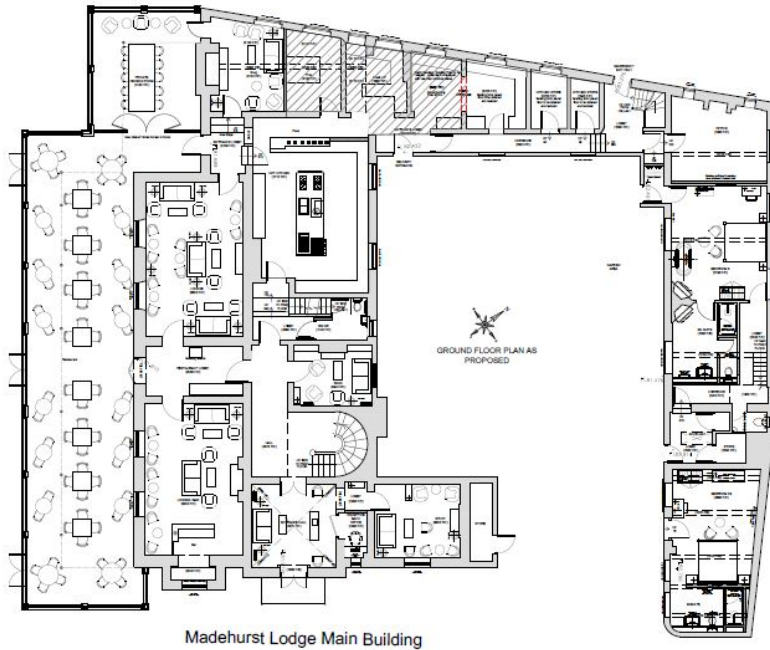


# Considerations

- the principle of the development;
- the impact on a heritage asset;
- the design of the proposals;
- the impact on landscape character;
- the impact on highways (including parking);
- the impact on nature conservation;
- the impact on dark skies reserve;
- the amenity impact on local residents, and
- the impact on flood risk and drainage.



# Madehurst Lodge- Proposed Floor Plans



Main House – view into entrance



Main House – view into courtyard

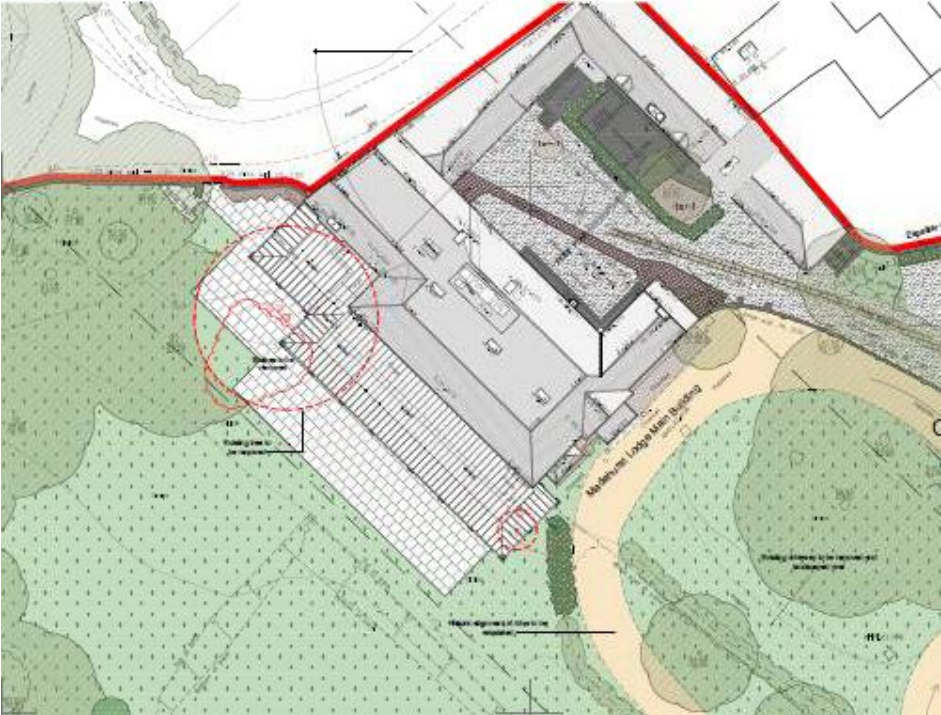


View from first floor into courtyard

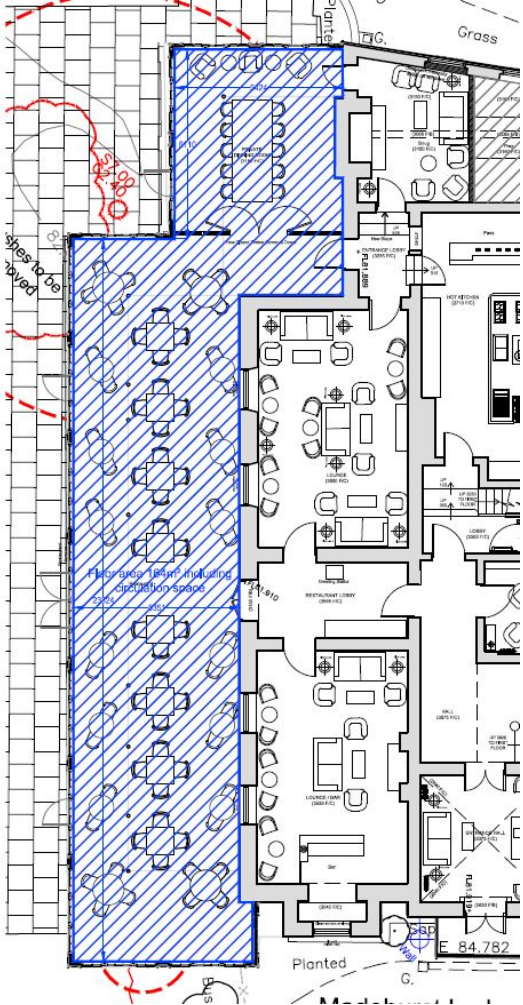


Main House – abutting Parletts Farmhouse

# Madehurst Lodge- Proposed Veranda Extension



Restaurant - up to 80 Covers



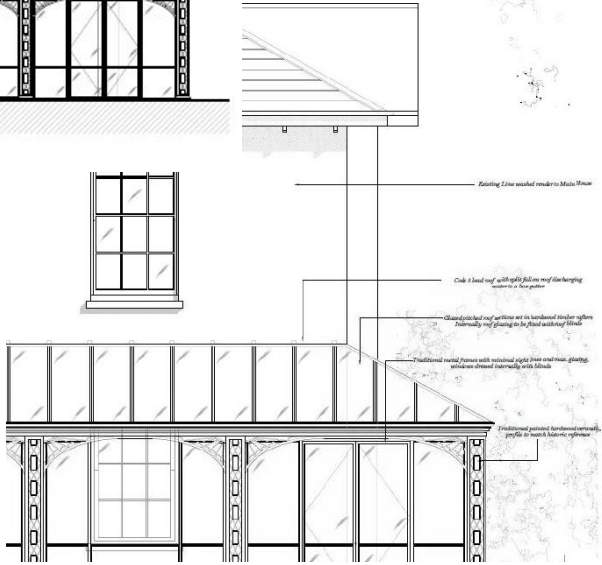
# Madehurst Lodge- Existing Veranda



# Madehurst Lodge- Proposed Veranda Extension

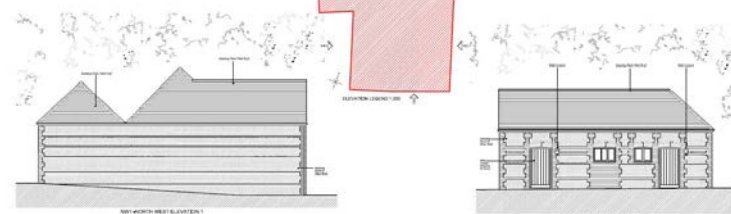
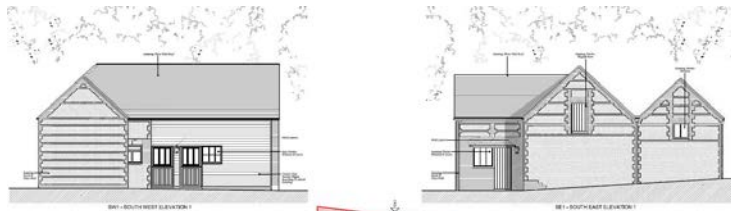


SW1 - SOUTH WEST ELEVATION 1





# Outbuildings – Existing



Stable Block – to provide 5 ensuite rooms



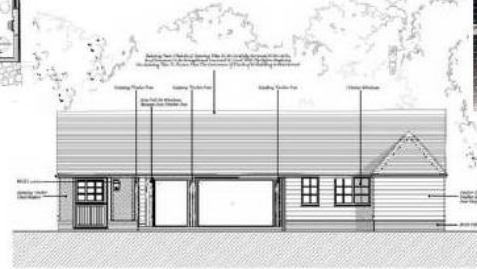
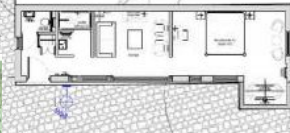
Grooms House – to provide 4 ensuite rooms



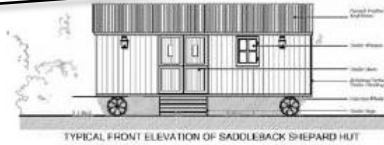
Woodruff – converted to provide staff accommodation

# Outbuildings – Existing and New Build

Chicken Shack – to provide one ensuite room



Shepherds Huts x 2



TYPICAL FRONT ELEVATION OF SADDLEBACK SHEPHERD HUT



TYPICAL SIDE ELEVATION OF SADDLEBACK SHEPHERD HUT

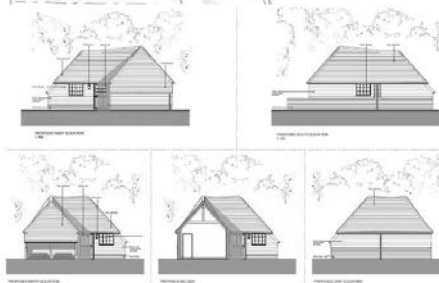
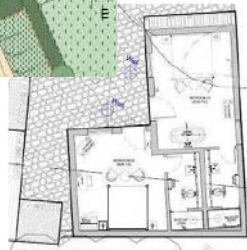


PLAN OF PROPOSED SHEPHERD HUTS



PHOTO OF PROPOSED SADDLEBACK SHEPHERD HUT

Chicken Coop (new build) – to provide two ensuite rooms

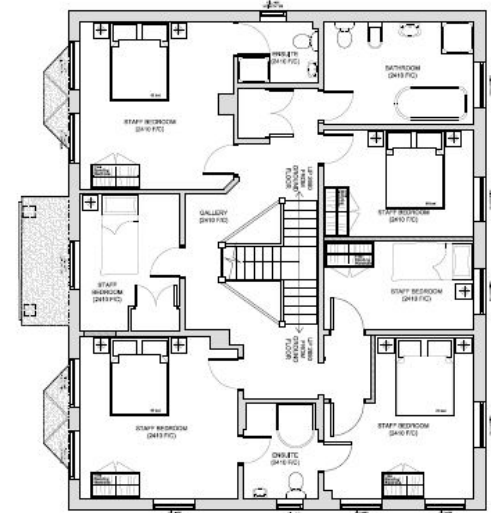
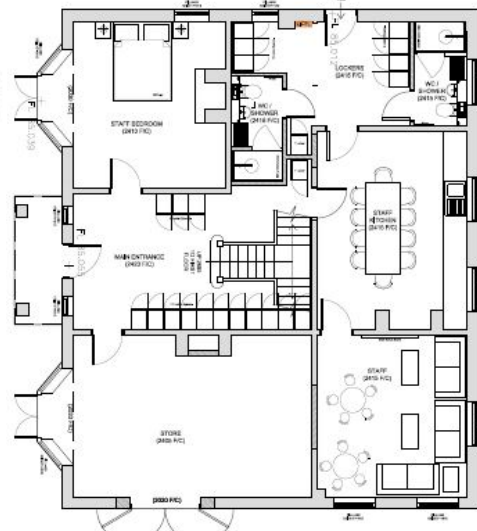


# Woodruff



SE1 - SOUTH EAST ELEVATION 1

Converted to provide staff accommodation –  
7 staff bedrooms (5 doubles and 2 singles)



# Walled Garden - Layout

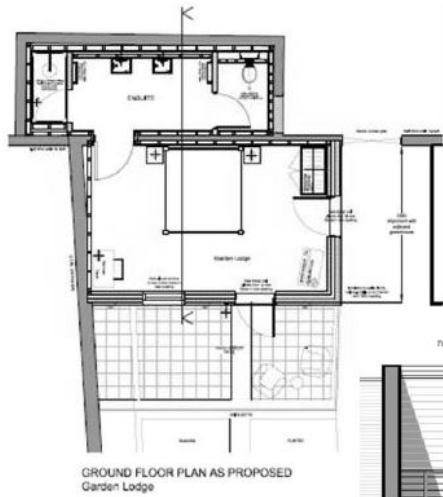
Photos of Existing



Proposed



# Walled Garden – Proposed Accommodation



Garden Room – to provide one ensuite room

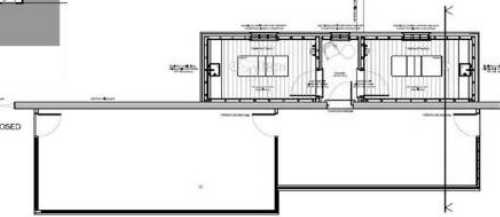
Photo: upper section of brickwork to the right original brickwork, section we propose to pitch the garden lodge roof against, second to the left modern addition.

Treatment Rooms



Treatment rooms: left and below

GROUND FLOOR PLAN AS PROPOSED  
Treatment rooms

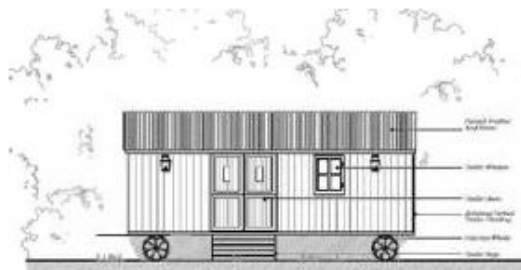


Existing Glasshouse

# Walled Garden – Proposed Accommodation



Shepherds Huts x 4



TYPICAL FRONT ELEVATION OF SADDLEBACK SHEPARD HUT



TYPICAL SIDE ELEVATION OF SADDLEBACK SHEPARD HUT

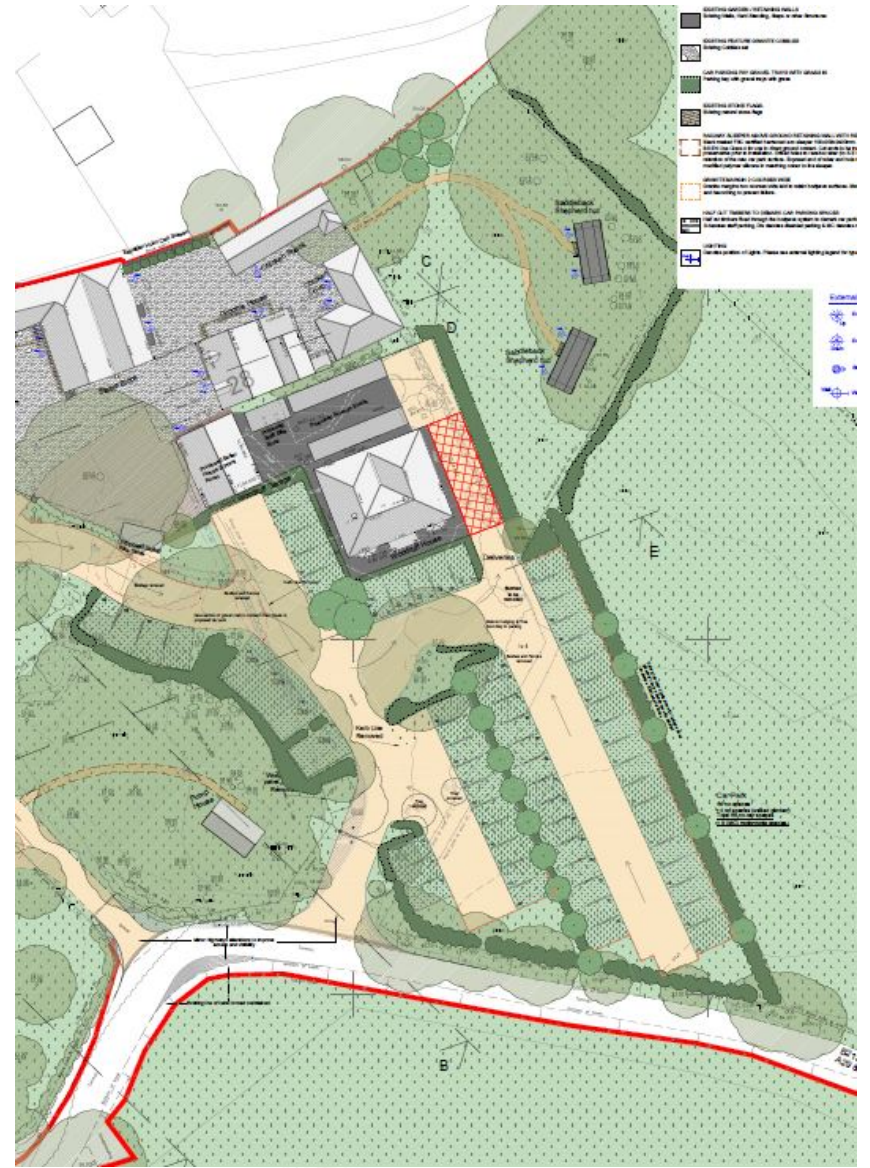


PLAN OF PROPOSED SHEPARD HUTS

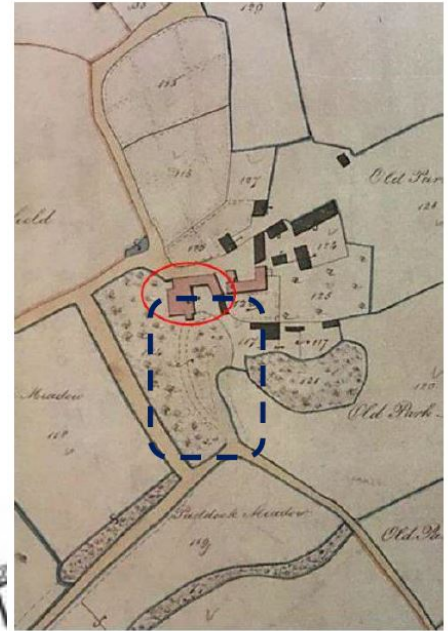


PHOTO OF PROPOSED SADDLEBACK SHEPARD HUT

# Access and Layout



# Madehurst Lodge- Driveway

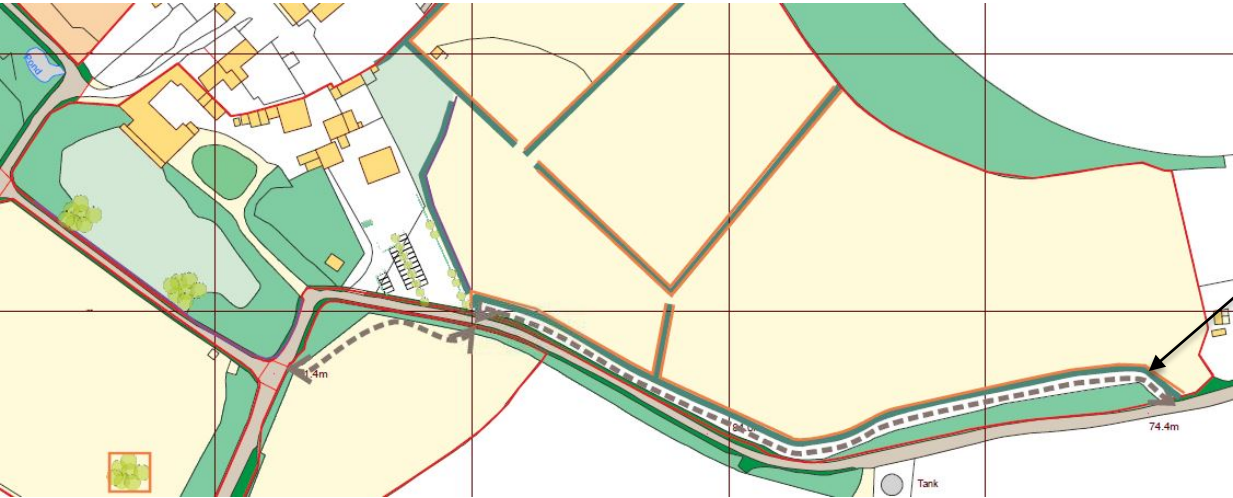


Extract of OS Map Tithe map 1841 – Detailed alignment of historic driveway position



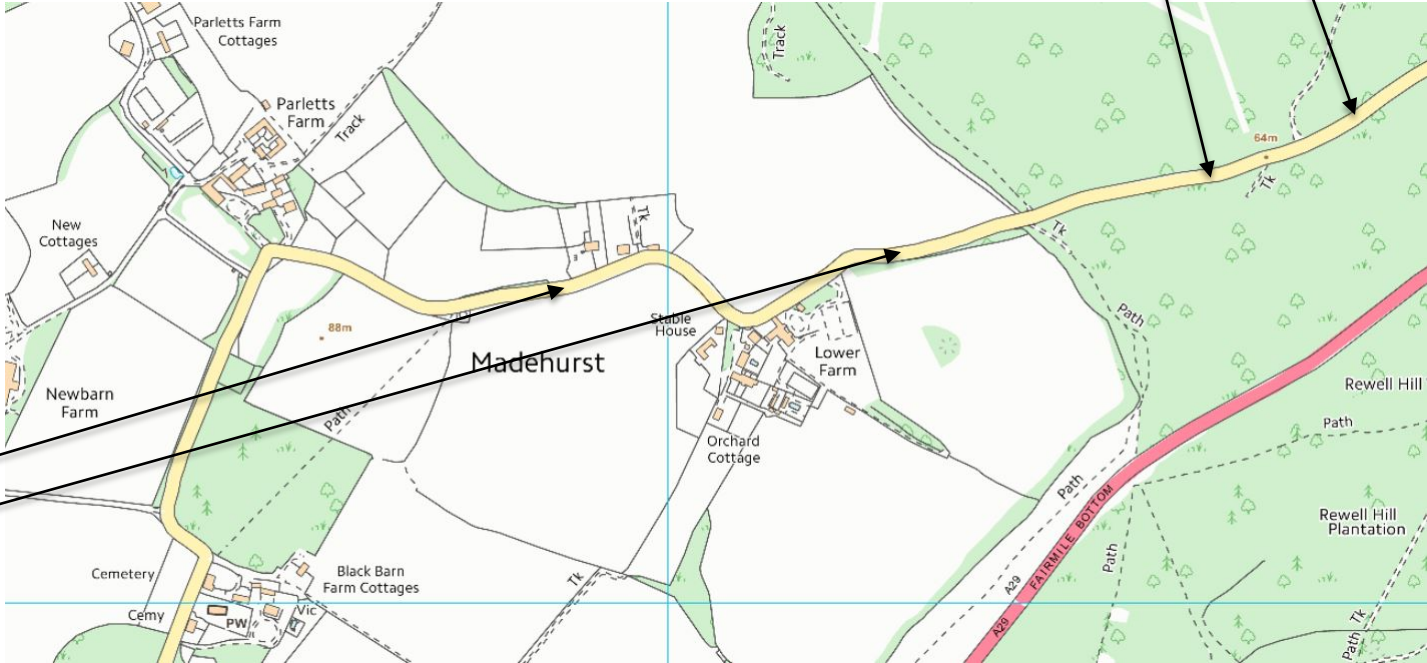


# Highway Improvements



Footpath

Location of proposed highway improvements



Location of proposed highway improvements

# Car Park



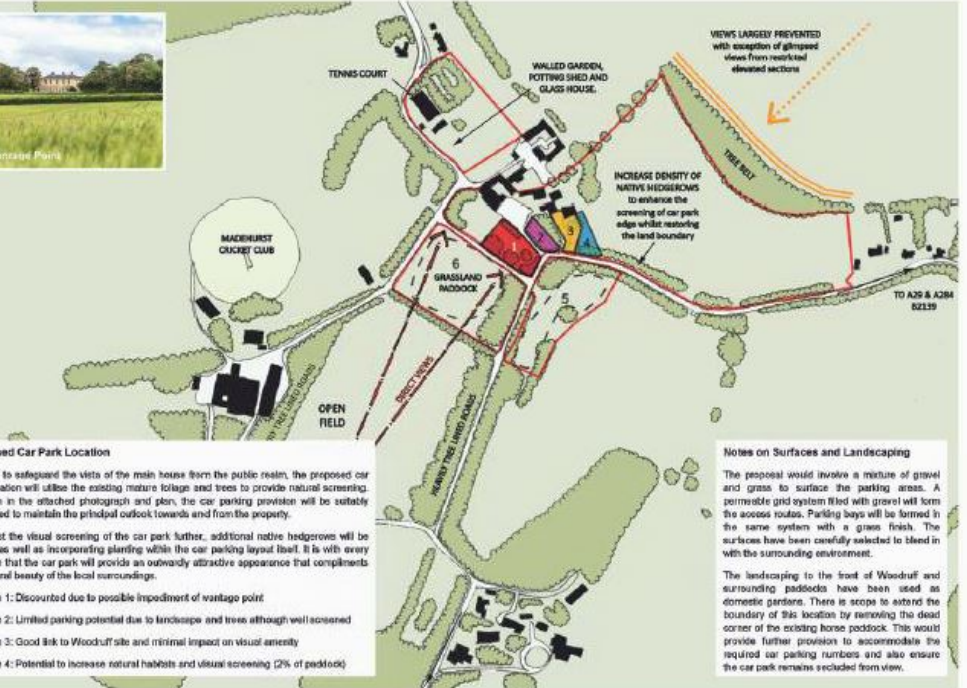
- EXISTING mature trees (Scale 1:500)
- EXISTING mature trees (Canopy 1:500)
- EXISTING mature trees (Canopy & Ground Cover 1:500)
- EXISTING mature trees (Canopy, Ground Cover & Undergrowth 1:500)
- EXISTING mature trees (Canopy, Ground Cover, Undergrowth & Hedgerow 1:500)
- EXISTING mature trees (Canopy, Ground Cover, Undergrowth, Hedgerow & Fence 1:500)
- EXISTING mature trees (Canopy, Ground Cover, Undergrowth, Hedgerow, Fence & Wall 1:500)
- EXISTING mature trees (Canopy, Ground Cover, Undergrowth, Hedgerow, Fence, Wall & Driveway 1:500)
- EXISTING mature trees (Canopy, Ground Cover, Undergrowth, Hedgerow, Fence, Wall, Driveway & Path 1:500)
- EXISTING mature trees (Canopy, Ground Cover, Undergrowth, Hedgerow, Fence, Wall, Driveway, Path & Boundary 1:500)
- EXISTING mature trees (Canopy, Ground Cover, Undergrowth, Hedgerow, Fence, Wall, Driveway, Path, Boundary & House 1:500)
- EXISTING mature trees (Canopy, Ground Cover, Undergrowth, Hedgerow, Fence, Wall, Driveway, Path, Boundary, House & Garden 1:500)

**Proposed Car Park Location**

In order to safeguard the vista of the main house from the public realm, the proposed car park location will utilize the existing mature foliage and trees to provide natural screening. As seen in the attached photograph and plan, the car parking provision will be suitably positioned to maintain the principal outlook towards and from the property.

To assist the visual screening of the car park further, additional native hedgerows will be utilised as well as incorporating planting within the car parking layout itself. It is with every intention that the car park will provide an outwardly attractive appearance that compliments the natural beauty of the local surroundings.

Location 1: Discouraged due to possible impediment of vantage point  
 Location 2: Limited parking potential due to landscape and trees although well screened  
 Location 3: Good link to Woodcuff site and minimal impact on visual amenity  
 Location 4: Potential to increase natural habitats and visual screening (2% of paddock)

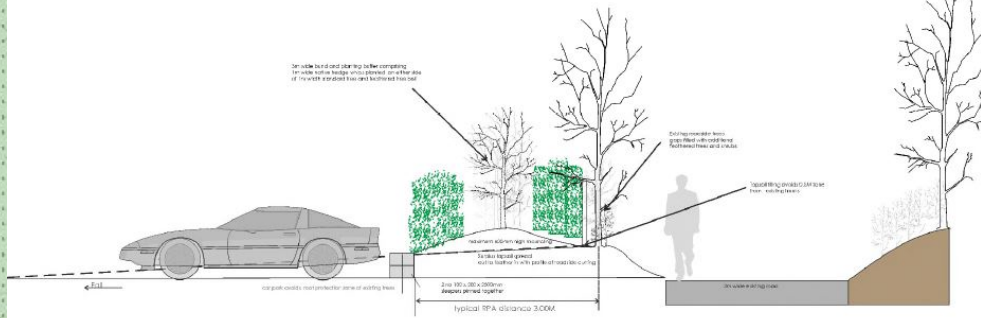


**Notes on Surfaces and Landscaping**

The proposal would involve a mixture of gravel and grass to surface the parking areas. A permeable grid system filled with gravel will form the access routes. Parking bays will be formed in the same system with a grass finish. The surfaces have been carefully selected to blend in with the surrounding environment.

The landscaping to the front of Woodcuff and surrounding paddocks have been used as domestic gardens. There is scope to extend the boundary of this location by removing the dead corner of the existing horse paddock. This would provide further provision to accommodate the required car parking numbers and also ensure the car park remains secluded from view.

Typical proposed section to car park/ roadside boundary: 1-40 at A3



# Car Park – Existing and CGI

EXISTING VIEW



PROPOSED VIEW IMMEDIATELY AFTER CONSTRUCTION AND PLANTING



PROPOSED VIEW AFTER 5 YEARS



LOCATION OF VIEW POINT HP2



EXISTING VIEW



PROPOSED VIEW IMMEDIATELY AFTER CONSTRUCTION AND PLANTING



PROPOSED VIEW AFTER 5 YEARS



LOCATION OF VIEW POINT HP1

# Recommendation

1. That planning permission be granted for application SDNP/16/06186/FUL subject to the conditions set out in Paragraph 10.1 of this report and the completion of a S106 legal agreement to secure the provisions of the footpath, Travel Plan and a Section 59 agreement.
2. That authority be delegated to the Director of Planning to refuse application SDNP/16/06186/FUL with appropriate reasons if the S106 agreement is not completed or sufficient progress has not be made within 3 months of the 13 April 2017 Planning Committee meeting.
3. That Listed Building Consent be granted for application SDNP/16/06187/LIS subject to the conditions set out in Paragraph 10.2 of this report.

