



Figure 1 – Main View

Introduction

Grovelands Farmhouse is a residential property. The site includes the original farmhouse at the south of the site, and a converted barn towards the north of the site which forms part of the main dwelling. Outbuildings are located adjacent to Highbrook Lane.

Existing site and location

The application site comprises a two-storey residential property, which includes the original farmhouse and a converted barn, and residential outbuildings, on the western side of Highbrook Lane. The property is just over 1 km south of West Hoathly.



Figure 2 – Site Location



Figure 3 – Block Plan

Appraising Context

Grovelands Farmhouse is grade II Listed, list entry reference 1181974. It is also within the High Weald Area of Outstanding Natural Beauty. There are no other statutory designations covering the site.

Design Proposal

The application seeks planning permission for a single storey 2 bay garage. Constructed from an Oak frame with timber weatherboarding and a tiled roof.

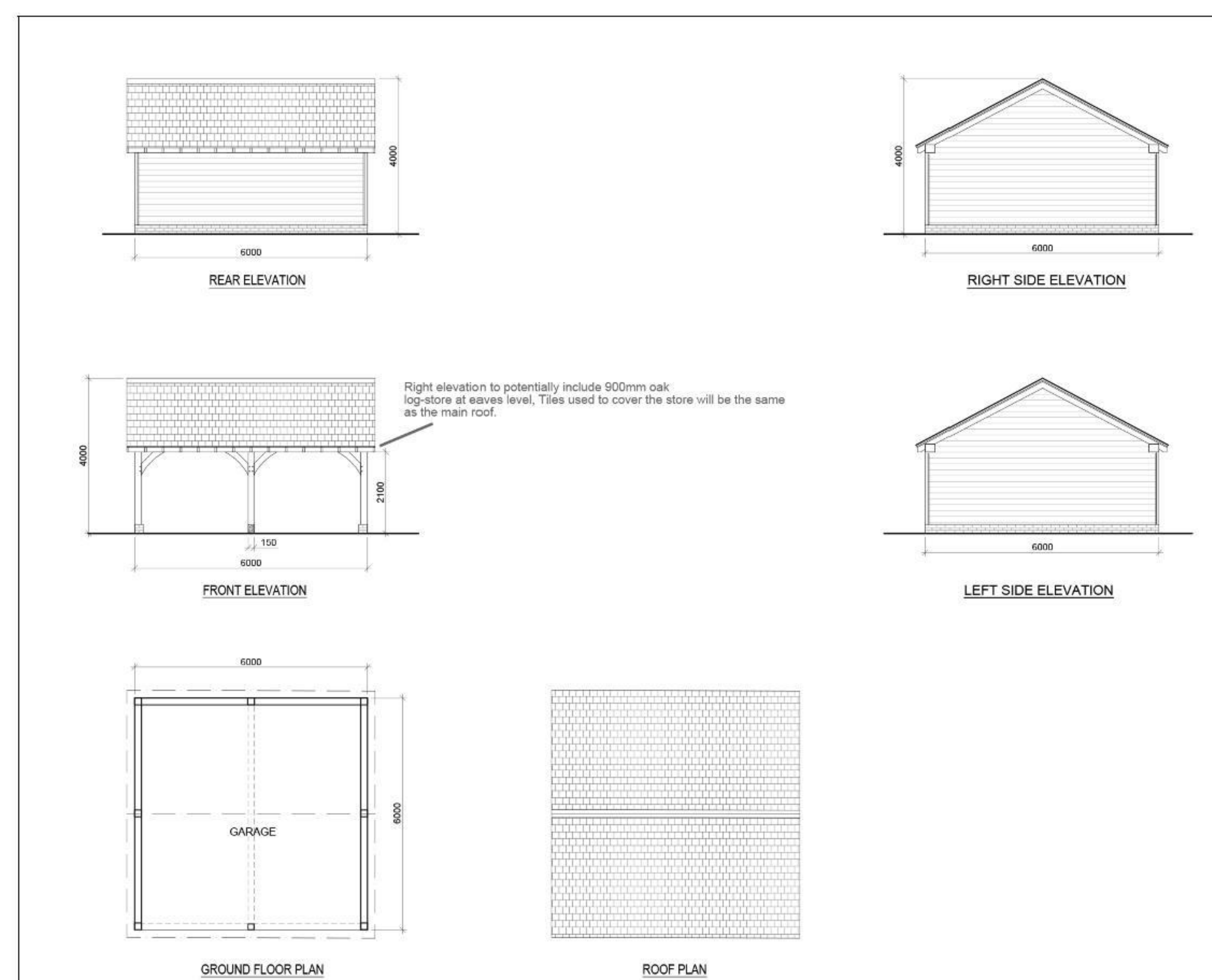


Figure 4 – Plans and elevations

Amenity

The nearest neighbours to the application site are located opposite Grovelands Farm on the eastern side of Highbrook Lane. The proposal is for a minor single storey two bay garage. Due to the small scale nature of the proposals, and high vegetation lining Highbrook Lane, there will be no impact on the amenity of neighbours.

Landscape Impact

The application site is within the Low Weald Area of Outstanding Natural Beauty. Development is allowed in the Low Weald AONB if it conserves the low rolling agricultural character of the landscape. Particular regard must be had to the retention of woods, boundary trees and hedges, and attractive vernacular buildings and groups of buildings.

The existing character of the site is residential, with a large rear garden which has views across the Low Weald AONB.

No works are proposed to trees or hedgerows. Therefore the proposal is acceptable with regard to landscape impact.

HERITAGE ASSESSMENT

Significance

Grovelands Farmhouse is grade II listed, list entry number 1181974. The list entry states:
WEST HOATHLY HAMMINGDEN LANE

1. 5405 Grovelands Farmhouse TQ 33 SE 7/500 II
2. North wing C17. Two storeys. Two windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows. C19 addition of 2 window-bays in red brick at south end.

The site comprises of the original Grovelands Farmhouse, the barn to the north which has been converted to form part of the main dwelling, and outbuildings. Images of the original farmhouse and its relationship with the converted barn are provided below.

Impact Assessment

The proposed development has been designed to preserve the character of the listed building. The proposed garage will be located away from the original farmhouse, and have been design to closely integrate with the buildings on site. This is achieved by using matching materials. The site and setting of the listed building as a whole will be conserved.