

INTRODUCTION.

The property in question is a detached older style single storey bungalow. It has been extended previously but not in a sympathetic style. The current roof slopes are irregular and the property, as a whole, is out of character with other properties in the road.

It currently faces White Dirt Lane in Clanfield but is situated on a corner plot with the return highway being Catherington Hill. It benefits from a good size plot with a detached garage and an existing vehicular access to the main road.

The existing properties within White Dirt Lane reflect a mixture of detached houses of varying sizes as well as bungalows that have been extended up into their lofts. These have hipped and flat roof dormers and it will be noted that some roof lights are also present.

The Case Officer will be aware that although a previous Planning Approval is still valid a later application was refused with the subsequent Appeal being dismissed by the inspector. For this reason a Pre Application was submitted in October of this year. This reflected a reduced ridge height to that previously refused and also highlighted approvals recently granted to properties in close proximity to this site.

The Pre Application advice was responded to on the 30th October 2020 by Principal Planning Officer, Mary Bird. [Copy of letter attached]. In accordance with the suggestions offered relevant photographs are attached of the property in question and also those beyond. The 1/500 Site Plan highlights the extent of the previously approved extensions. This new proposal reflects a ridge height 800 mm lower than that refused. The position of a new main entrance door together with alterations to current window / door openings uplifts the whole visual appearance of the property. It will also be noted that, with the removal of the existing front porch, the ground floor footprint has been slightly reduced.

The applicant, whilst looking to provide additional suitable space for a growing family, is aware that due consideration had to be taken in respect of the previously refused application and the issues that arose with same.

When taking the above into consideration it is felt that the new approach now taken cannot be considered as being controversial. If, however, the Case Officer has any points of concern the agent would be only too pleased to discuss same.