

Mr S Stovall
Holly Oaks
West Tisted Road
West Tisted
Alresford
Hampshire
SO24 0HJ

Our Ref: SDNP/21/04799/PRE
Contact Officer: Mary Bird
Tel. No.: 01730 234268

5 October 2021

Dear Mr S Stovall

PRE-APPLICATION ADVICE

Applicant Name: Mr S Stovall
Proposal: Create a balcony approximately 8ft deep x 12ft wide at first floor level to the rear of the property. The proposal would be to form a dormer about the width of the balcony with glazed screening/access to the balcony. It would also be intended to include an external spiral stair access/emergency exit suitable for someone with a disability from the balcony - see SDNP/21/04503/DINPP
Site Address: Holly Oaks, West Tisted Road, West Tisted, Alresford, Hampshire, SO24 0HJ,

Thank you for your correspondence received 20 September 2021 seeking pre-application advice.

Executive Summary

I refer to our Teams meeting concerning the above site. I understand that you are seeking guidance with regard to erecting a dormer window on the rear elevation of your dwelling in order to create a balcony and external staircase. I confirmed that formal planning permission is required for the proposed works. You will need to submit a householder planning application for the scheme and the necessary forms can be accessed via the Planning Portal.

I confirmed that the following policies of the local plan are of note for your scheme. SD2 (ecosystem services), SD5 (design) and SD31 (extensions). You may wish to view all of these policies in full via the council website.

As the dwelling has not been extended in the past and the additional floor area proposed is very small it is my view that your proposal will satisfy policy SD31.

I noted concern over the design of the dormer and spiral staircase. Generally balconies can be controversial as they often result in direct overlooking to neighbouring site however in this case it is my view that there will be no overlooking given the distances between your site and your neighbours.

I confirmed that I am concerned about the scale and massing of the proposed dormer and

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associated balcony. The sketch you have prepared indicate a structure that would dominate the rear elevation of your dwelling. I strongly encouraged you to rethink the design of the proposal in order for it to be more sympathetic to the simple elevations of the existing dwelling. I understand that you are about to have a conversation with an architect and I encouraged you to ask the architect if they could prepare a simple sketch scheme of your proposal and I confirmed that I would be happy to offer further informal guidance with regard to its acceptability.

I trust this letter has been of assistance to you.

If you pursue a formal planning application please note that the requirements of the South Downs National Park Authority Local Validation List will apply with regard to the information required to be submitted. Further information is available at <https://www.southdowns.gov.uk/planning/making-an-application/local-validation-list/> .

It would be advisable to contact the Building Control department at your Local Authority to check if building regulation approval is required.

Please note that the advice contained within this letter constitutes an informal Officer's opinion and does not prejudice, nor is binding upon, any future decision taken by the South Downs National Park Authority.

Yours sincerely,

Mary Bird
Principal Planning Officer
For and on behalf of South Downs National Park

