

Mr G Pretty
9 Tees Farm Road
Colden Common
Winchester
Hants
SO21 1UQ

Our Ref: SDNP/21/04349/PRE
Contact Officer: Mary Bird
Tel. No.: 01730 234268

2 September 2021

Dear Mr G Pretty

PRE-APPLICATION ADVICE

Applicant Name: Mr J Pollard
Proposal: Detached two-storey dwelling adjacent existing dwelling
Site Address: 63 Princes Road, Petersfield, Hampshire, GU32 3BH,

Thank you for your correspondence received 19 August 2021 seeking pre-application advice.

Executive Summary

I refer to your recent pre application enquiry relating to the above site. I understand that you are seeking guidance with regard to subdividing the side garden of the above site into a new building plot and are proposing the erection of a detached dwelling on the land. I can confirm that formal planning permission is required for the proposal and you will need to submit a full planning application for the scheme. The necessary forms can be accessed via the Planning Portal.

The above site lies within a settlement boundary as identified in the adopted local plan. Policy SD25 refers to this matter. The following policies of the local plan are also of note for your scheme. SD1 (sustainable development), SD2 (ecosystem services), SD5 (design), SD8 (dark night skies), SD22 (parking provision) and SD26 (supply of homes). The site also lies within the Petersfield Neighbourhood Plan Area where the following policies are of note. BEP1 (the character, setting and quality of the towns built environment) and BEP 6 (the settlement boundary). These policies can all be viewed in full via the council website.

You have set out a number of questions within your planning statement and I will address them in turn. I can confirm that the principle of this proposal is acceptable subject to it being in accordance with the other adopted policies of the local plan. The proposal for a single detached dwelling on this plot appears to be in character with the surrounding area and the resulting plot size for the existing dwelling also appears to be similar to plot sizes of surrounding development.

You have sought advice relating to the potential impact the proposal may have on neighbouring development however as you have not submitted detailed elevations of the proposed dwelling (other than an indicative street scene) it is not possible for me to comment on this part of your scheme.

I would suggest that given the number of trees within and surrounding the site that a phase one

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ecological survey is undertaken and submitted with your formal proposal.

Given the proximity to Winchester Road and the fact that it is one of the major vehicular routes into the town centre as you have already identified, it is my view that a noise impact assessment would be required for your proposal.

You have submitted the tree report that you have had prepared which demonstrates that the development could be undertaken without significant harm to the existing trees and this is to be welcomed as the trees form a particularly important setting for the site and are a significant part of the character of the surrounding area.

Assuming that the new dwelling will be sold on the open market I can confirm that it will be liable for the Community Infrastructure Levy (CIL).

I trust this letter has clarified the position for 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

