



14 November 2022

Planning Department
East Hampshire District Council
Penns Place
Petersfield
Hampshire
GU31 4EX

Dear Sirs

Re: 24528/015 – Detached outbuilding comprising a double garage with home office/gym and games room and store contained in the roof space (amended plans received 20/7/22) at Crossways, Trinity Road, Bentworth, Alton GU34 5NN

Application for removal or variation of a condition following granting of planning permission.

Further to the granting of planning permission under planning application reference: 24528/015, dated 23 August 2022, please find enclosed an application for a Section 73 amendment to planning condition 5.

During the application process the design was amended to address the case officer's concern that the garage may appear "overly domestic". The full-height dormer window on the north west elevation was removed to simplify the roof form, particularly when viewed from the road, and the three hipped dormer windows were replaced with a single triangle dormer window. Two rooflights were also added to the south west elevation.

The applicants would like to make a minor change to the approved outbuilding to remove the rooflights on the south west elevation and incorporate two small dormers in lieu of the larger triangular dormer.



Fig. 1 – Originally submitted Proposed Southwest Elevation, which was considered "overly domestic" by the case officer





Fig. 2 – Extant consent South West Elevation



Fig. 3 – Proposed South West Elevation

It is also proposed that a single rooflight be added to the north west elevation.

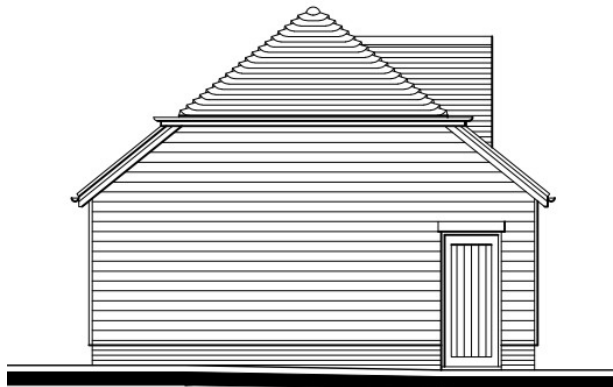


Fig. 4 – Extant consent North West Elevation



Fig. 5 – Proposed North West Elevation

The proposal is still appropriate to its setting in terms of scale, height and massing. It is no higher than the extant consent and uses the same material pallet. The amended proposal complements the attractive nature of the surrounding environment with no impact on the amenity of the neighbouring property to the south. The proposal is not overly domestic in appearance as the main roof slope remains the dominant feature of the outbuilding. The amended design also contributes to local distinctiveness and sense of place. It should be noted that the neighbouring property at West View, to the south of the application site, has a similar dormer window and roof form above the garage, as seen below. The amended proposal therefore complies with policies CP27 and CP29.



Fig 6: Outbuilding at West View, Trinity Road. The dormer window and hipped roof form are similar in character to the proposed amended elevation above.

We therefore request that planning condition 5 is varied and reworded as follows:

Condition 5

The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form
Planning statement
Proposed location & block plan
Proposed plans & elevations 1404/P-102D
Proposed house plans & elevations
Existing location & block plan
Existing house plans & elevations
CIL form 1

Yours faithfully

MICHAEL CONOLEY DipArch RIBA