



### **Introduction**

We have been instructed by Mrs A Caddy (the Applicant) to prepare and submit a householder planning application for their property at Bramblegate, 49 Wellhouse Road, Beech, Hampshire, GU34 4AQ.

The application seeks to undertake extension and remodelling works to the residential dwelling that exists on site.

This Statement includes the Planning, Design and Access Statement for the application and should be read in conjunction with the application form and plans.

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September 2022  
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Bramblegate, 49 Wellhouse Road, Beech, Hampshire, GU34 4AQ  
**DESIGN AND ACCESS STATEMENT**



Source: East Hampshire District Council Interactive Map

### 1. Site Description

The property is situated off Wellhouse Road. This is a predominately residential road which runs almost parallel to the main Medstead Road.

Properties vary in design and size, many of which have been altered and extended since their initial construction or are replacement dwellings.

Beech is a small parish and village located approximately two miles from the market town of Alton.

It is a popular area for all types of residents and is subject to many planning applications for the creation of new dwellings and alterations to existing dwellings mainly to cater for the changing trends and family needs.

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*Existing front elevation*

## **2. The Existing Property**

The existing property is a partial two storey residential dwelling.

Accessed from Wellhouse Road via a narrow and steep driveway its plot extends to approximately 0.65hectares.

The property is located back from the highway and screened from view via mature trees including a copse area of mixed trees which is subject to a tree preservation order.

The property considered to have been constructed in the 1960's has been subject to several planning applications to increase the property into the structure that exists today.

Created in a style suitable for its previous occupiers the property whilst on paper appears to be large, now offers a disjointed and uncoordinated accommodation which does not reflect current lifestyle trends and living arrangements.

It is the wish of the current occupier to create a moderate extension to the rear of the house to accommodate a new and larger kitchen which is suitable for current family use with minor internal remodelling and a new entrance façade.

The existing property has been constructed with changes to its internal floor level which create sunken and raised sections of external hard landscaping to the rear.



*Section of rear elevation and sunken patio area*

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### 3. Proposed Alterations.

The proposal is to create a new single storey extension to the rear of the property. This section of property has a dual level, accessing bedrooms and forming a narrow internal area at a lower level accessing out to the sunken patio area.

Extending this section will create a new kitchen area, of a suitable size not only for family living and use but of proportion to the number of bedrooms that exists in the dwelling.

The creation of the new kitchen allows for internal remodelling to occur creating an enlarged utility area and a modernised entrance.

Whilst glazing has been incorporated into the rear extension area and within the altered main entrance the property is not visible from adjacent properties and therefore no impact to privacy will occur to either homeowners of Bramblegate or the adjacent dwellings and as the rear extension is created at a lower level its roof pitch will not exceed the ridge height of the adjoining section of building.

### 4. Planning Policy

The property is located within the settlement boundary and therefore is not subject to any policy restrictions on extension sizes and remodelling works.

The proposed alterations have been created to take into consideration Policies as set out in the East Hampshire District Council's Local Plan, the NPPF and Beech local village plan.

Whilst it is recognised that a new Local Development plan is underway it offers little weight to this planning application at this time and therefore the currently adopted plan has been accorded and referenced as part of this application.

### 5. Ecology, Biodiversity, Special Protection Areas and Landscaping.

Whilst the property does not fall within any designated special protection areas, it is not considered that the proposal would be of any significant impact to local wildlife.

The property's construction and age make it an unlikely habitat location.

The mature hedges and trees that exist within the properties curtilage will not be affected and as minimal increase to the property's footprint occurs – as part of the redesign and alteration to the main entrance door – no change to the size, roof or ground occurs.

### 6. Tree Protection Area

The property has an area of trees located along its front boundary and grassed lawn which are subject to a Tree Preservation Order – the canopy area is marked on the accompanying Block Plan.

The extension works are solely contained to the rear of the property and works to the main entrance door are confined to the existing structure. This means there will be no impact and no risk to the protected trees.

The rear extension is formed against an existing rear projection and mostly upon an area of hard landscaping and within the existing width of the property, so any trees, mature hedging and plants will also be unaffected as a built form exists currently.

The protected trees lie further than 15 metres from the front of the property and therefore an arboricultural impact appraisal is not required to accompany this application.

### 6. Parking

The existing property includes a double garage. No alterations to this garage or existing parking including the driveway entrance are proposed and therefore no impact or reduction to the quantity of parking spaces occurs.

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## 7. Materials

The existing structure has a brick external finish with feature timber cladding. It is proposed to utilise these facing materials.

## 8. Waste

The applicant is aware of the importance of promoting recycling within its development both in terms of construction waste and during the future occupation of the dwelling.

In this respect, regard has been had to the policy advice contained in the NPPF together with the Council's current strategy in the terms of waste and recycling to ensure that the new dwelling is provided with adequate storage facilities for both waste and recyclable materials. As the dwelling exists, the bin storage remains unaltered. Bin storage areas have not been denoted on the drawing and are not set in a particular location due to the sizable area of land/driveway to the front of the property that can be utilised.

During the construction phase best practice measures will be incorporated to sort and reuse materials where possible.

## 9. CIL

CIL forms accompany the application. The extension area totals 49.193sqm and therefore is exempt from any CIL liability.

## 10. Conclusion

With no adverse impact to neighbouring dwellings the alterations are designed without harmful mass or bulk it is considered that the proposed alterations accord with local planning policies and requirements and the precedent set by other dwellings in the vicinity and Consent should therefore be forthcoming.

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