

PLANNING STATEMENT:

Full Planning Application

Land to the Rear of 37 Hollybrook Park
Bordon
GU35 0DL

Ref: 23137
16th August 2023

INTRODUCTION:

This statement has been prepared in support of a full planning application to erect simple welfare and office accommodation on the site as above.

This application has been prepared with the resources and experience of Jaunty Angles to assist in the design and delivery of this proposal. Which has been carefully developed to illustrate that the proposed works are complimentary to the existing home and will not impact on the surroundings.

SITE LOCATION:

Bordon is a town in the East Hampshire district of Hampshire. It lies 5.4 miles (8.7 km) south-east of Alton and forms a part of the civil parish of Whitehill which is one of two contiguous villages, the other being Lindford. Bordon is on the A325, and off of the A3 road between London and Portsmouth, from which it is buffered by the rise of the wooded Woolmer Ranges. The nearest railway station is 4 miles (6.4 km) south-east in Liphook, which is on the Portsmouth Direct Line. Alternatively, there is a direct train to Waterloo from Alton.

The site is located in the Hollybrook Park area of Bordon. The dwellings in Hollybrook Park were built circa 1960 onwards on what was then fields and agricultural land. The architecture within this area is a typical example of its time with a mixture of dwellings, namely semi's, bungalows and detached, all benefitting from off street parking.



Image 01: Site in Relation to its surroundings.

The application site is approached directly from the public highway via a dedicated driveway. The yard is partially enclosed by metal and wooden fencing and is approximately half an acre in size. To the southeast is Mercury Close, a collection of homes built in 1985, of which the side elevations of No. 1 flanks the yard.

THE EXISTING SITE:

The site is to the rear of number 37 and has been owned by the same family for over sixty years. It is a skip hire business with full planning consent for a waste transfer station, builders yard, contractors yard and demolition.



Image 02: View towards the rear of the site from the driveway

As stated, the site is accessed via its own entrance from the main highway, with the driveway to the southeast of the No. 37. From the driveway the site then opens into an considerably large yard which is more than adequate to house the much-needed facilities and keep the business running successfully.



Image 03: View towards the top of the site

THE PROPOSED WORKS:

At present the site has no facilities of any kind, the staff carry out all administration work from home and for those on site use a local service station for any toileting requirements.

The applicant wishes to grow their family run business but understands, to do this, they need to bring this site up to date and provide accommodation for the very basic needs of their staff. They would also like to house everything under one roof so the business becomes more cohesive.

The proposal is to build a purpose made unit to provide all the necessary accommodation to meet the needs of their existing staff and to also appeal to new ones.

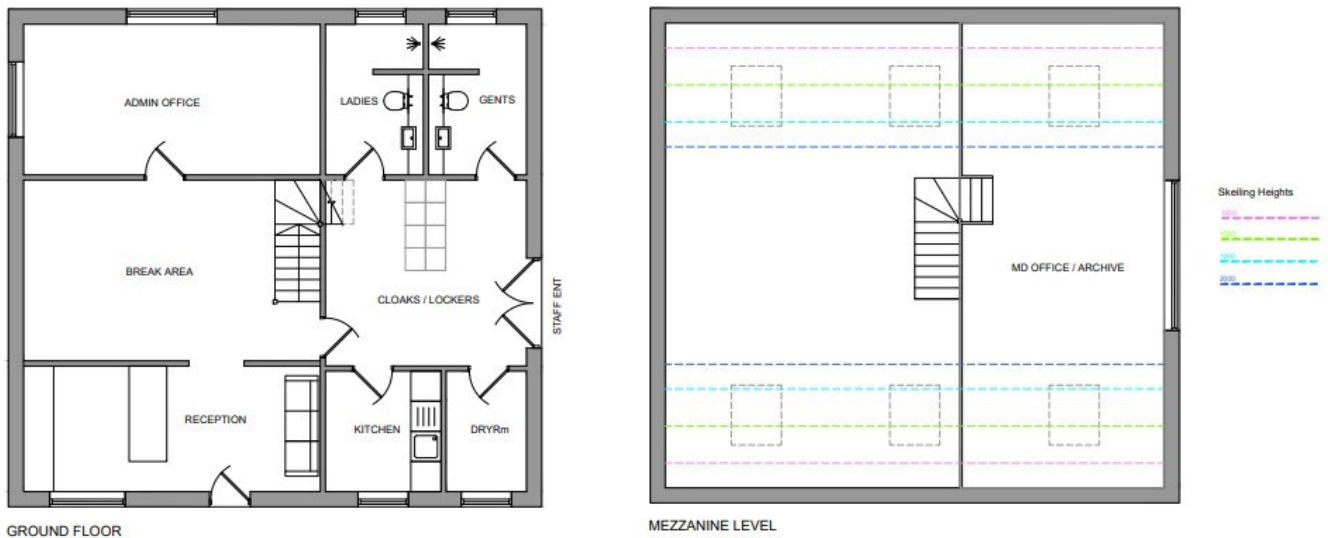


Image 03: Proposed Floor Plans

The facilities are to include:

- Office accommodation for 3/4No. persons
- Reception Area
- Kitchen
- Dining / Break Area
- Drying room
- Male & Female WC's with showering facilities
- Locker / Cloaks area
- MD Office / archive area

The building is to be located to the top of the site away from the main working area. It is positioned above the building line to that of its neighbouring property in Mercury close. The structure is to be one and a half storeys, making it subservient to its surroundings.

MATERIALS:

The proposed materials are to be kept simple to compliment the neighbouring properties, with a brick finish and a tiled roof. The windows and doors are to be a Upvc, again complimenting its surrounds. Sky lights are proposed to the roof to enable as much natural light into the build as possible, the building is only occupied

during working hours so it will keep light pollution to a minimum. Green energy is also being researched to help with the ever increasing running costs.

PLANNING POLICY:

One of the core planning principles set out in the NPPF is to *'seek to secure a high-quality design and a good standard of amenity for all existing and future occupants of land and buildings.'*

Policy CP27 of the JCS states that *'development will not be permitted if it would have an unacceptable effect on the amenity of the occupiers of neighbouring properties through loss of privacy or through excessive overshadowing'*. We have shown that the positioning of the build along with the scaling and massing cause no detrimental effect on the neighbouring properties.

It also states that *'development which includes a lighting scheme will not be permitted unless the minimum amount of lighting necessary to achieve its purpose is proposed. Glare and light spillage from the site must be minimised. In determining an application, consideration will be given to the aesthetic effect of the light produced and to its effect on local residents, vehicle users, pedestrians and the visibility and appreciation of the night sky'*. The build will be occupied during working hours, minimising the amount of artificial light required. Windows and roof lights have been positioned to acquire natural light into the interior spaces.

CP29: *'The District's built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and **must help to create places where people want to live, work and visit'***. Permission is sought to adhere to this policy, creating an environment that will encourage people to come to work.

SUMMARY:

In summary the proposed objectives of the planning application are as follows:

- Create office accommodation for 3/4 full time staff
- Provide bathroom and showering facilities
- A locker and cloaks area
- A drying room for workers clothing
- A reception area
- Eating area for staff
- Storage area for archiving
- Separate office for the MD
- Kitchen

This application has taken careful consideration and design development in order to present an opportunity to satisfy both the users and the local authority. The alterations along with the external finishes are kept simple and compliment the principal planning policies, and importantly do not cause a detrimental effect to the surrounding area. As such, we hope that the application meets the support of the Local Authority and are happy to discuss any concerns that they may have.