

Planning Statement

at...

**Hollydene
London Road
Blackwater
Camberley
Surrey
GU17 0AH**

September 2023

Introduction

This Planning Statement is to support the Householder application, which relates to a “Alterations to door and window to front porch, part single and part two storey side and rear extensions following partial demolition of existing buildings, re-location of rear gate, render over brickwork to front porch, removal of existing tile hanging to all elevations and replace with render and replacement windows and doors” at Hollydene, London Road, Blackwater, Camberley, Surrey, GU17 0AH.

Site

The application site comprises a two-storey detached dwelling along with two outbuildings located within a relatively large plot to the north of London Road.

The application site is not located within a Conservation Area and is within Flood Zone 1.

History

Reference	Description	Status
83/10648/HD	Extension to kitchen and store to form utility room	Refuse (20 th December 1983)
84/12154/FUL	FIRST FLOOR BATHROOM EXTENSION, DORMER WINDOW AND PORCH	Withdrawn (4 th December 1984)
23/00228/HOU	Alterations to door and window to front porch, part single and part two storey side and rear extensions following partial demolition of existing buildings, re-location of rear gate, render over brickwork to front porch, removal of existing tile hanging to all elevations and replace with render and replacement windows and doors	Withdrawn (12 th May 2023)

Previous application

The previous application attracted an objection from the Council’s Ecology Officer. The comments stated that an initial bat survey is carried out by an experienced ecologist to determine if there are any constraints to this application or whether further survey work is required.

Following the comments made by the Council's Ecology Officer, it was decided that we withdraw the application.

This revised application is now accompanied by an EIA, which confirms no bats were observed roosting within the development area. It also states that although there was some activity within the surrounding area, it was low to moderate and the proposed plans will not directly impact any bat roosts.

The previous application also attracted an objection from no. 5 Jays Nest Close. The comments stated that the proposal would include windows that would overlook their garden and they will lose evening sun to their garden. We had addressed those concerns with the Planning Officer and it was stated...

"...although the two-storey has a depth of 4.00 metres, my opinion at this time is that you'd still get a degree of overlooking anyway from the rear bedroom at present due to the oblique relationship between the plots."

Conclusion

It is for the above reasons why we feel the proposed development meets Local policies and provides a positive contribution to the local area and which is why we feel Planning should be granted.