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24 August 2023

VIA PLANNING PORTAL

East Hampshire District Council
Penns Place
Petersfield
Hampshire
GU31 4EX

Submitted via the Planning Portal (Ref: PP-12408387)

Dear Sir/Madam

HOUSEHOLDER PLANNING APPLICATION FOR PLANNING PERMISSION FOR WORKS OR EXTENSION TO A DWELLING PURSUANT TO THE TOWN AND COUNTRY PLANNING ACT 1990 AT THREEWAYS, BRIGHTON ROAD, MEDSTEAD, ALTON, HAMPSHIRE, GU34 5NB

Fredrick Adam Ltd has been instructed by Mr and Mrs Pinnington, to submit a planning application for the following on land within the planning unit of Threeways ("the site"):

"Stopping up of the existing gated access onto Brighton Road and the erection of a brick infill wall to match the existing. Creation of a new access onto Goatacre Road with visibility splays and the erection of vertical boarded electric gates measuring 1850mm in height set back by at least 4.5m from the edge of the carriageway. Full demolition of existing conservatory and outbuilding and the removal of the garage extension to the front elevation with casement window inserted to match existing. Partial demolition of the garden room to the rear of dwelling. Erection of a single storey extension with pitch roof to the rear/east side of the dwelling with new outside terrace. Erection of a single storey side extension to the west elevation. Extension of the existing garage with solar panels to the south side elevation of the roof and its conversion to accommodation for a use incidental to the dwellinghouse. New planting and landscape works to remove tarmac driveway from the front of the dwellinghouse and reinstatement of amenity space."

SUBMISSION MATERIALS

The application comprises the following documents, plans and supporting information:

1. Fee, Forms and Correspondence

- Completed planning application form, certificate 'a' and agricultural holdings certificate.
- A fee for the sum of [REDACTED] to cover the statutory planning application fee (including the Planning Portal (PP) fee and paid via the PP).
- Cover letter dated 24 August 2023 prepared by Fredrick Adam Ltd summarising the submission material and the proposal.
- Completed Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information dated August 2023.
- Community Infrastructure Levy (CIL) - Form 2: Assumption of Liability dated August 2023.

2. Supporting Reports

- **Planning Design & Access Letter** prepared by Fredrick Adam Ltd and dated 24 August 2023.
- **Design and Access Statement** prepared by Victoria Manser Architect dated August 2023.
- **Provisional Ecological Appraisal** prepared by Dr Jonty Denton dated June 2023.
- **Automatic Traffic Control Survey, Swept Path Analysis & Technical Note** prepared by Highgate Transportation Ltd.

3. Plans and Application Drawings

- Existing whole site plan: **drawing number TW/01.**
- Proposed whole site plan: **drawing number TW/02.**
- Site block plan: **drawing number TW/03.**
- Site location plan and existing block plan: **drawing number TW/05.**
- Proposed building alterations (ground floor): **drawing number TW/08.**
- Proposed building alterations (first floor): **drawing number TW/09.**
- Site section AA - proposed alterations: **drawing number TW/10.**
- Proposed extension - elevations: **drawing number TW/11.**
- Garage structure - as existing: **drawing number TW/14.**
- Garage structure - as proposed: **drawing number TW/15.**
- Existing roof plans: **drawing number TW/16.**

- Proposed roof plans: **drawing number TW/17.**
- Existing house elevations: **drawing number TW/18.**

4. Background Information

A lawful development certificate was issued for the change of use of land for in into the planning unit so as to change its use to domestic¹ on 20 September 2018. A redline illustrated on the site location plan submitted in support of this application shows the lawful domestic area².

A request for pre-application advice to establish the acceptability of the application was submitted to EHDC by Fredrick Adam Ltd on 14 March 2023.

A virtual meeting was held on 29 March 2023 with written advice issued by the Council in a letter dated 29 March 2023³.

Following the meeting, revisions were made to the scheme. Supplementary drawings were issued by the Council under cover of letters dated 26 May and 25 July 2023.

The pre-application advice confirms the following:

29 March 2023: -

- The proposal is acceptable in principle and can be dealt with under householder planning application.
- Residential permitted development rights remain intact.
- Planning permission is not required to demolish the existing conservatory, garden room or front extension.
- Formal planning is required to extend the dwellinghouse, alter the garage and for the erection of a new wall to close off the existing access.
- Permission is not required to stop up the existing access.
- If Goatacre Road is a classified road, planning permission would be required for a new access.
- The use of a permeable surface for the new drive would not require planning permission.
- Vegetation along Goatacre Road should be retained wherever possible.
- Solid electric gates at the new access could have too much urban appearance in this rural location. Any gates need to be set back 4.5m from the back edge of the carriageway.

¹ PINS Ref: APP/M1710/X/17/3191438

² Application drawing TW/05

³ LPA Ref: 32532/999

- Any extensions should appear subservient to the host dwelling.
- A contemporary design is acceptable in principle, but would not be justified based upon a review of adopted policy.

26 May 2023: -

- Following a review of revised drawings, the two storey element is considered significant and the scale and mass is unlikely to secure office consent. Extensions must appear subservient to the host dwelling.

25 July 2023: -

- Following a review of the further revisions, the Council would support the proposed reductions in scale as it would have a lesser visual impact.
- There is no defensible space in front of bedrooms 5 and 6, with cars parked right to the floor-to-ceiling windows. This feature should meet the provisions of Policy CP29.
- Based upon a review of 'Google Street View' the contrast in scale between the proposed new annex and the original dwelling would be noticeable from the public highway, however any impact on the street scene is diminished due to the position further back in the plot.
- Timber cladding is used in properties nearby.
- Cedar shingles is an interesting choice of roofing material. It would be helpful to see a colour render of the annexe and photographic evidence of similar/existing buildings to understand the combined visual effect. Information should be included in the DAS.
- Concern is raised over the fenestration of the annex on the side elevation. The long rectangular window and oculus port hole do not appear incongruous.
- Light spill needs to be considered and addressed.

The scheme was revised prior to submission to address the latest comments from the Council, specifically matters raised by the Council's Planning Policy Urban Design. Details of the changes and explanation of the design concept are set out in the supplementary DAS.

PLANNING APPLICATION OVERVIEW

The site

The planning unit extends to approximately 19,020m² and is illustrated on drawing number TW/05.

The dwelling is located on the northeast section of the plot and comprises a thatched timber framed cottage, which has been modernised with a conservatory on the east elevation. A detached garage containing habitable accommodation is located to the west.

The plot is accessed directly off Bighton Road via a private gated drive access, which is used for deliveries and by members of the gardening team in Goatacre Road. The position of the existing secondary access is illustrated on drawing number TW/01.

Residential gardens are located to the front of the dwelling and extend around the house. The gardens are split over two levels and are landscaped and well established.

Two outbuildings are located to the rear of the garage. A single storey outbuilding with a single pitch is located in the east corner.

Residential properties are located to the east and west of the dwelling. A residential dwelling is located to the west, on the opposite site of Goatacre Road.

A review of the adopted Local Plan⁴ Proposals Map confirms the site is located outside the defined Settlement Policy Boundary (SPB), in open countryside⁵ and within the Neighbourhood Plan (NP) Area for Medstead and Four Marks. There are no designations.

There are no Tree Protection Orders (TPO's) on the site or on trees in the proposal.

The Proposal

The proposal is illustrated on the planning application drawings prepared by Manser Architect. A summary of the proposal is set out below:

- Stopping up of the existing access onto Bighton Road. The section will be replaced with a wall to match the existing brickwork.
- The creation of a new access onto Goatacre Road on the western side of the property. Electric gates⁶ set back from the highway leading to a new permeable driveway with an area for parking. 4 car parking spaces are proposed with cycle parking adjacent to the outbuilding.
- Removal of the garage extension from the front (north) elevation, partial demolition of the garden room to the rear and the demolition of the conservatory to the east.
- Erection of a single storey rear/side extension off the existing east elevation extending south.
- Erection of a single storey shower room extension on the side (west) elevation of the dwelling.

⁴ The Joint Core Strategy (Part 1 Local Plan, 2014) and the Housing and Employment Allocations (Part 2 Local Plan, 2016)

⁵ EHDC Local Plan Policy CP19

⁶ The gates will reflect the design of the other electric gates in the local area - please refer to page 9, photograph 17 of the DAS

- Extension of the existing garage to the west and full conversion incidental to the enjoyment of the dwellinghouse. Insertion of roof lights and panels.
- No large trees or bushes will be removed. A number of new native trees planted along the line of the driveway and Goatacre Road. Additional plants also be introduced.
- Materials are proposed to conserve the characteristics of the existing dwellinghouse and reflect those in the local area.
- The existing dwelling measures 270m². The proposed dwelling - including incidental accommodation would measure 350m². This represents an uplift of 29% over the existing.

Planning Matters

In the determination of this application, the main matters are considered to be as follows:

1. *Is the proposal acceptable in principle?*
2. *Is the scheme acceptable with regard to detailed design?*
3. *Is the scheme acceptable with regard to the effect in the character and appearance of the area?*
4. *Is the scheme acceptable with regard to the effect of the proposal or conditions of the occupants and neighbouring properties?*
5. *Is the proposed access arrangement suitable?*
6. *Is the scheme acceptable with regard to the effect on ecology and biodiversity?*

The Development Plan

Section 70(2) of the Town and Country Planning Act 1990 provides that the decision shall have regard to the provisions of the DP, so far as material to the application. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides:

“If regard is to be had to the development plan for the determination to be made under the planning acts, the determination shall be made in accordance with the plan unless material considerations otherwise.”

For the purpose of the proposal, the DP comprises the Joint Core Strategy (2014), the Housing and Employment Allocations (Part 2, 2016) the Policy Map (2016), the Medstead and Four Marks NP (2016).

The most relevant DP policies are contained in the Local Plan Part 1 and the NP:

Policy CP1: Presumption in Favour of Sustainable Development.

Policy CP2: Spatial Strategy.

Policy CP19: Development in the Countryside.

Policy CP20: Landscape.

Policy CP21: Biodiversity.

Policy CP26: Water Resources and Quality.

Policy CP27: Pollution.

Policy CP29: Design.

Policy CP31: Transport.

Medstead and Four Marks Neighbourhood Plan

Policy 1: A Spatial Plan for the Parishes.

Policy 10: Green Infrastructure & Biodiversity.

Policy 11: Sustainable Drainage Systems.

Material Considerations

A material consideration must serve a planning purpose, this is confirmed by the Court in *R (Wright) v Resilient Energy Severndale Ltd and Forest of Dean Council* [2019] UKSC 53.

We understand the following would be given weight in the determination this application:

- The NPPF (2021).
- The Environment Act (2021).
- Supplementary Planning Documents⁷ (SPDs).
- Planning guidance⁸.
- Pre-application advice.
- Relevant local decisions and appeal decisions.
- Existence of residential permitted development (PD) rights.
- The emerging EHDC Local Plan.

Case for Development

Policy CP1 of the Local Plan reflects the presumption in favour of sustainable development set out at paragraph 10 of the NPPF.

The site comprises a residential planning unit located outside a defined SPB.

⁷ Climate change and sustainable construction SPD, Residential extension and householder development SPD, Vehicle parking standards SPD

⁸ Nutrient neutrality, biodiversity and planning guidance, biodiversity net gain, landscape checklist for development

The site is located adjacent to established housing and would have a accessibility to everyday services and facilities. The degree of reliance of car use be no different to the existing situation.

In accordance with Policies CP2 and CP19, the proposal utilises existing development within a lawful Class C3 use and would not increase the number of residential units on the site. We respectfully contend the proposal should be considered acceptable.

The site is well screened and very contained, with filtered views possible from limited vantage points. Any filtered views to the public are likely to be glimpses into the site while travelling by car and due to the residential nature of the site and are unexpected. The site has not been recognised as possessing any special landscape with it not being subject to any national or local landscape designations.

There would be no obvious change in the character and appearance of the site or result of the proposal. Whilst members of the public would be aware of development commencing during the construction phase, once the scheme has been completed it will quickly be assimilated into the site and be viewed in the residential context of the area. Any deemed harm is easily capable of being mitigated through the proposed planning conditions, and respectfully is not something that we consider worthy of withholding planning permission.

We respectfully contend the proposal is in accordance with Policies CP20 and C21 of the Local Plan and would not adversely affect the character and appearance of the area. There would be no loss of any natural features contributing to the distinctive character of the district's landscape and the development would not be unsympathetic to its context, its positioning, scale, height, mass and detailed design.

The proposed scheme results in the removal of a conservatory and garden which when lit in winter months or at night-time would be noticeable and result in light spill. The proposal needs to be viewed in this context and with regard to the residential nature of the site and road and in the absence of any landscape designations. In addition, we respectfully contend that weight should be afforded to the existence of permitted development rights and the applicant's ability to extend the dwelling significantly and without the need for planning permission. The proposed extensions and openings and the potential for light spill should also be viewed in this context. The scheme has been designed to minimise light and light spill and in accordance with Policy CP27 is not considered to be a detriment to the amenity of the occupants or neighbours.



Details of the proposed access are shown on the application drawings and referenced in the reports by Highgate Transportation Ltd. The proposed access provides sufficient car parking and garaging and in accordance with Policy CP31, are considered to be acceptable for highway safety.

The application is supported by a provisional Ecological Appraisal dated June 2023. A Daytime Bat Assessment was undertaken. No evidence of Bat activity was found in the buildings and there are no trees within 20 metres with the potential to support bats. The proposal is considered to accord with Policy CP21 of the Local Plan.

We trust the information submitted in support of this application is sufficient for the Council to validate and determine the application. I await receipt of the planning application fee, confirmation of registration, and details of the case officer so we can arrange a site visit.

I welcome a planning update from the case officer following the end of the three-week statutory consultation period.

If further details are required, I welcome an opportunity to work proactively with the Council to ensure the information is submitted expediently and within the 8-week determination period.

Please do not the hesitate to contact me via email at 
 to discuss this application.

Kind regards

Yours faithfully



KERRY DAMES
DIRECTOR

For and on behalf of Fredrick Adam Ltd