

14 August 2023

VIA PLANNING PORTAL: planningdev@easthants.gov.uk

Dear Sir/Madam

RE: NON MATERIAL AMENDMENT TO APPLICATION REF: 59356/002 CONVERSION AND EXTENSION OF GARGAE TO HABITABLE SPACE TO FORM HABITABLE ACCOMMODATION AT KARAKA, PAICE LANE, MEDSTEAD, ALTON, GU34 5PT

Fredrick Adam Ltd has been instructed by Mr C Bush and Ms K House to prepare and submit a non material amendment application for works to Karaka at Paice Lane in Medstead.

The non material amendment is described as the following:

“Conversion of the remainder of the garage to habitable space, single storey front extension comprising 2.15m² to allow the reconfiguration of the internal plan. New small gable roof over the new extension at 1st floor level. Changes to fenestration pattern to the rear of the dwelling.”

The application comprises ONE copy of the following:

1. Supporting planning cover letter prepared by Fredrick Adam Ltd dated 14 August 2023.
2. Application drawings provided by applicant as follows:
 - Existing Plans and Elevations: drawing number 1281_100
 - Approved Floor Plans: drawing number 1281_101
 - Approved Elevations: drawing number 1281_102
 - Existing and Proposed Roof Plans: drawing number 1281_104
 - Site Location Plan: drawing number 1281_106
 - Site Block Plan: drawing number 1281_107
 - Proposed Plans: drawing number 1281_108
 - Proposed Roof Plan: drawing number 1281_109
 - Proposed Elevations: drawing number 1281_110

3. Fee for the sum of £34 paid direct via the Planning Portal.

To aid the Council in considering this application, I set out a description of below and an assessment of the scheme against the provisions of the Development (DP) and other material considerations as relevant.

Application no. 59356/002 was approved on 10 August 2022. The project comprised the partial conversion of the existing attached garage and the conversion of existing roof space to habitable accommodation.

Since the granting of permission, the applicants have progressed with the project and have commissioned the creation of a construction documentation pack in order to carry out the works.

During this process it became clear that the approved scheme could be made more practical through the revision of the internal layout and the addition of a small amount of additional floorspace at ground floor level and minor changes to the external appearance of the dwelling.

The scheme that has now been submitted within this application reflects the proposed revisions which can be summarised as the following:

Conversion of the remainder of the garage to habitable space, single storey front extension comprising 2.15m² to allow the reconfiguration of the internal plan. New small extension over the new extension at 1st floor level. Changes to fenestration pattern to the dwelling.

The officer report for the previous approval states that the completed scheme would result in a dwelling measuring 266m² (1m² less than the 267m² limit set under the old H16 policy). The proposed scheme measures 277.65m², an increase over that approved of 2.15m². The proposed dwelling retains the same number of bedrooms as the approved scheme.

The proposed drawings confirm that the site can facilitate the proposed dwelling with adequate access and an amenity space without resulting in overdevelopment or loss of character and appearance of the area. There are similar examples of dwellings of this size which have secured permission in the district.

The proposed scheme is not considered to harm the street scene or visual amenity area.

If upon consideration of the proposal and the comments from statutory consultees or other parties you have any concerns, I welcome an update so that we can take account of the evidence during the determination period.

Please do not hesitate to contact me if you require further information or wish to discuss the application. I can be contacted via email at: tom@fredrickadam.co or 01527 105514.

Kind Regards





TOM DAMES

DIRECTOR

For and on behalf of Fredrick Adam Ltd