

Our ref: 21/375/lr

14 November 2023

Planning Service
Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ

LUKE ROSE

A R C H I T E C T

Beck Cottage, Abbots Ann, Hampshire SP11 7NW
tel: +44 (0)1264 710163 email: info@lukerose.co.uk
www.lukerose.co.uk

Dear Sirs,

22 Hillside, Hatherden, SP11 0HP – Construction of a new dwelling

Design and access statement

This proposal was previously considered under Pre-application 21/02989/PREAPN, refused under planning application 22/00992/FULLN, refused under planning application 22/01967/FULLN, and considered under Pre-application 23/00500/PREAPN and 23/01236/PREAPN where the following concerns were raised:

1. Comment: *'We would recommend details of 1 for 1 replacement tree planting to be included with any future planning application to replace the small trees proposed to be felled within the front garden of Hillside to accommodate the parking.'* Response: Two Bird Cherry trees are proposed to replace T9 and T10; four pleached Hornbeam have also be planted at the back of 22 Hillside to replace the loss of the T2. An updated Arboricultural report forms part of this application.
2. Comment: *'a reduction in height of the proposed dwelling to single storey could create a more sympathetic development.'* Response: we have omitted 1st floor accommodation, lowered the eaves, omitted the dormers and reduced the chimney stack all to reduce the mass of the building. The floor to ceiling height is 2300mm which is a modest height, and the roof pitch is 35 degrees which is the minimum for a reasonable quality clay roof tile.
4. Comment: *'An updated ecological assessment may be required.'* Response: An updated Ecology report forms part of this application.
5. Comment: *'The submitted nitrate calculations appear to be correct.... We would also need details of the proposed nitrate mitigation to complete the appropriate assessment.'* Response: The same calculations are included in this application. We wish to purchase credits available from Test Valley Borough Council provided by agreement with Roke Manor as Planning officer's advice email 26/10/2023 also attached to this application.
6. Comment: *'The development proposed might be liable for CIL.'* Response: Cil Forms form part of this application.

I look forward to your response.

Yours faithfully

Luke Rose
BA(Hons) Dip Arch RIBA

Cc. Mr S. Morrish - Client