

DEMOLITION OF EXISTING DETACHED GARAGE
AND
CONSTRUCTION OF REPLACEMENT DETACHED
DWELLING

AT

HALFPENNY HOUSE, GRAYSHOTT, HANTS GU26 6HF

FOR

K. & N ALLISON-GUY.



DESIGN & PLANNING STATEMENT
FULL PLANNING PERMISSION APPLICATION

Ref: CRW2305-02-Rep.01 / *

DEC 2023

ABOUT BWP ARCHITECTS

BWP Architects Ltd have been appointed by the applicants to prepare the designs and full planning application for the construction of a replacement dwelling on land owned by the applicants.

BWP Architects Ltd are a multi award-winning RIBA chartered practice established in 2003 with studios in Farnham, Surrey and Harrogate, North Yorkshire. The Farnham studio is headed by architect Leigh Brooks MVO, RIBA who has lived in Farnham since 2005.

Leigh Brooks completed his architectural training under the personal tutelage of eminent architectural historian Professor James Stevens Curl in 1995 after which he spent eight years working for a London practice as Project Architect and Senior Associate on numerous highly prestigious projects including the award- winning works at Gonville & Caius College, Cambridge and the Brownsword Market Building in Poundbury. In January 2002 Leigh was awarded the Member of the Royal Victorian Order (MVO) by HM Queen Elizabeth II in the 2002 Jubilee Honours List for his work as Project Architect on the £25M Extension and Remodelling of the Queen's Gallery at Buckingham Palace.

As the director running the Farnham studio, Leigh's clients have included Sir Stephen & Lady Lamport, Sir Adrian and Lady Montague, Sir Peter & Lady Wakefield's family, Tkei Homes Ltd, Gold Property Developments Ltd, Prism Homes Ltd, The Field Lane Foundation, Persimmon Homes Yorkshire, EConvery Developments as well as a large number of bespoke homes for private clients.

BWP Architects Ltd have a reputation for constructing highly energy efficient and award-winning private homes working closely with MBC Timberframe, an award-winning Passivhaus timber frame construction company.

Our design awards include:

2021 UK Property Awards
2019 UK Property Awards
2019 Waverley Borough Council Design Awards
2018 Build It Awards "Best Eco Home"
2018 Home Builder Awards for "Residential Passivhaus Designs"
2015 UK Property Awards.



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1.0 INTRODUCTION

1.1 This report relates to the application for Full Planning Permission for the Demolition of the Existing Detached Garage and the Construction of a Detached Dwelling.

1.2 This report, ref; CRW2305/02/Rep.01 is to be read with following:

CRW2305-PL01/* Technical Site Plans as Existing and Proposed (1:250)
CRW2305-PL02/* Plans, Elevations and Sections as Proposed (1:100)
CRW2305-PL03/* Site Sections, Street Elevations and Landscaping as Proposed (1:200)
CRW2305-SL01/* Elevations as Existing of Garage and Garden Pergola
CRW2305-NSS National Space Standards Compliance Check
D3048.V1.0-AIA.AMS Arboricultural Method Statement including Tree Survey and TPP
Soakaway Calculations
Planning Application Checklist
Sustainability Checklist
CIL Form 1
CIL Form 2
CIL Form 7 – Part 1
Pre-Application Submission (April 2023)
Pre-Application Response (May 2023)

2.0 SITE ANALYSIS AND EVALUATION

The Existing site:

- 2.1 The existing site measures approximately 0.05Ha to the north-east of Crossways Road, Grayshott. The site is predominantly flat with a nominal rise of 60cm from the south to the north in the location of the proposed new house with a higher rise further to the rear of the garden.
- 2.2 The site forms part of the rear garden of Halfpenny House, a two-storey dwellinghouse built around 1926. The rear garden of the host dwelling extends approximately 36.3m to the north and is generally laid to lawn and contains an existing single storey, flat roofed concrete panel garage and an open-sided, open-roof pergola structure with a solid, timber clad, elevation facing the neighbouring property to the east. This pergola structure is a former workshop which is now used as an outdoor social space.
- 2.3 The host dwelling is accessed off Crossways Road, a 20mph road with traffic calming measures.

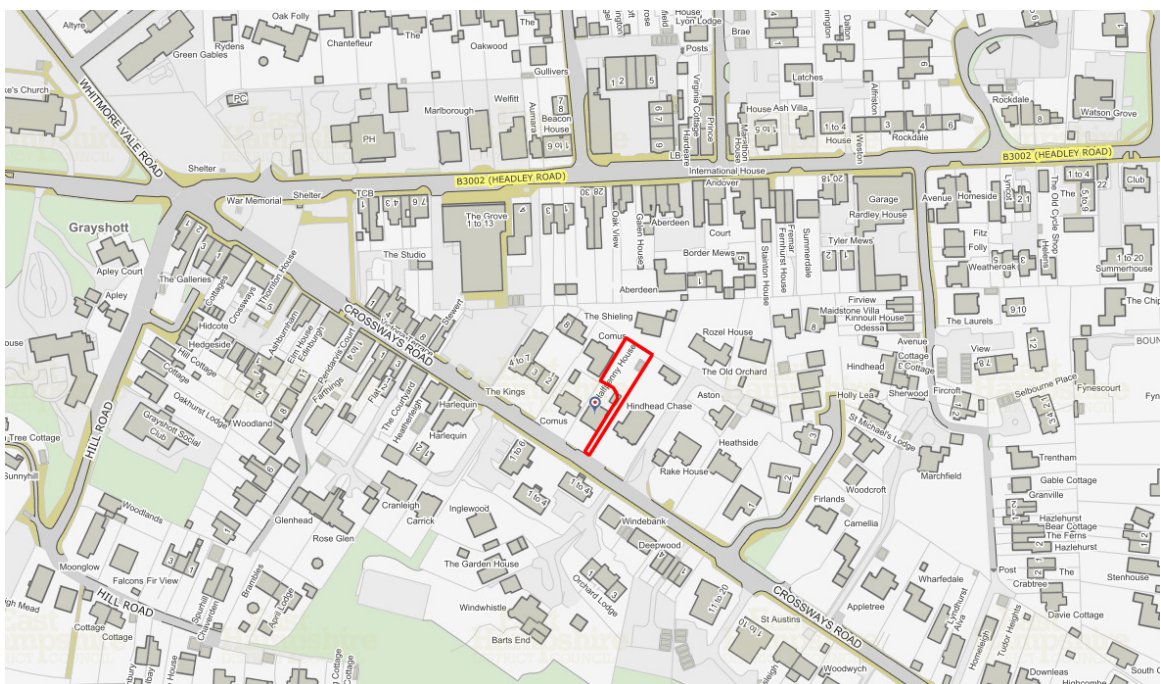


Fig. 1 Site location within the Settlement Boundary of the village of Grayshott

- 2.4 The site is well screened from the road, sitting almost wholly behind the existing host dwelling.
- 2.5 To the rear of the host dwelling is well screened from neighbouring properties with high, mature hedging.

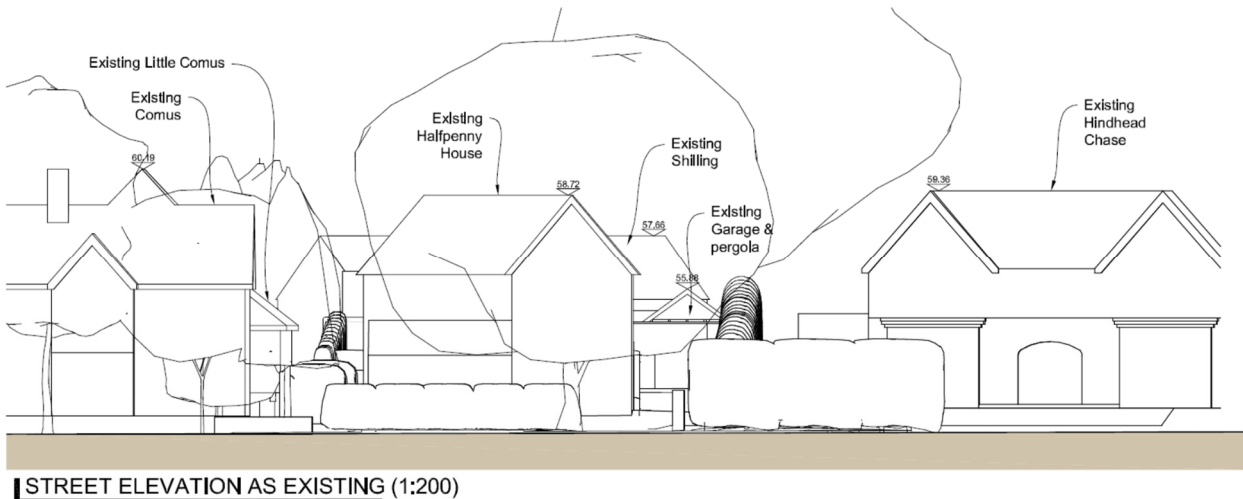


Fig. 2 Street Elevation as existing (see PL03)

- 2.6 The existing properties along Crossways Road are varied in size, tenure, materials and architectural style and include detached and semi-detached homes as well as terraces of shops and large flatted development; all within 100m of the application site.
- 2.7 The relationship between buildings and Crossways Road varies with some sitting immediately on the rear of the pavement and others set back from the road by a good distance (see Fig 1. above).
- 2.8 This characteristic is complemented by flatted developments, bungalows and chalet bungalows, some of which occupy a back land setting (see Fig. 3 below).

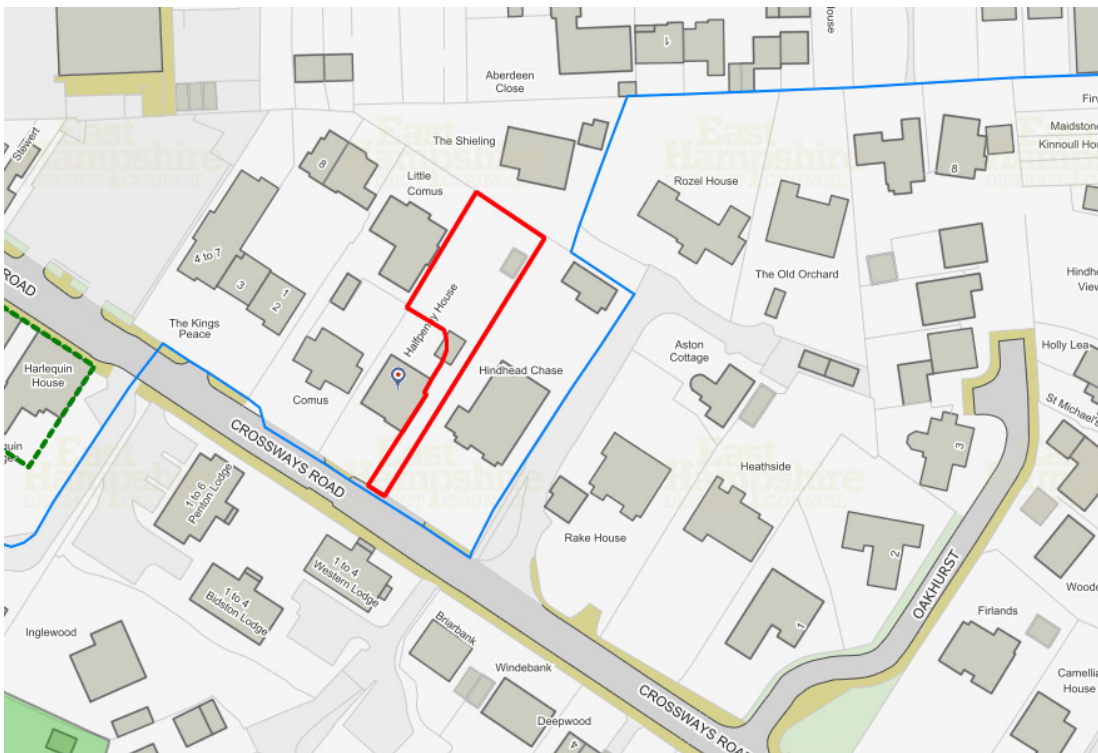


Fig. 3 Site shown in context of surrounding back land development including Little Comus, The Shieling, Rozel House, The Old Orchard and Ashton Cottage surrounding the site.

- 2.9 To the east of the application site is Hindhead Chase, a detached dwelling with a stable block type ancillary outbuilding across the rear of the garden.
- 2.10 To the north of the application site is The Shieling, a detached single storey property built in back land space with shared vehicular access to Crossways Road.
- 2.11 To the west of the application site is Little Comus, a detached single storey property built in the former garden of Comus (the neighbouring two storey house to the host dwelling). Little Comus was constructed in 2006 and shares vehicular access to Crossways Road with Comus.
- 2.12 The application site would continue the grain of development within the existing building line, which includes, the northernmost part of Kings Peace, Little Comus, the stable block to the rear of Hindhead Chase and properties built to the rear of Rake House in the 1960s. Shown below in Fig 4.



Fig. 4 Aerial view showing back land development immediately around the application site

EHDC Planning Policy Designation Areas:

- 2.13 The EHDC planning policy online interactive mapping system confirms that the site falls within the following designations only:
 - CP8 Grayshott Local Centre Boundary
 - CP10 Settlement Boundary
- 2.14 There is no Neighbourhood Plan for Grayshott.
- 2.15 The site is very central to the village of Grayshott, almost immediately opposite are a parade of shops on Crossways Road in an area designated under Policy SM3 Primary Shopping Frontage and the house is less than a couple of hundred metres direct wall to the village centre shops on Headley Road.
- 2.16 With local shops, school, social spaces (pub, church etc) all contained within the village centre the site is a highly sustainable position with regards access to local amenities.
- 2.17 The nearest Listed Building, St Luke’s Church is over 300m away and separated from the site by the village centre. The site lies outside the local Conservation Area.



- 2.18 The Environment Agency Flood Map for Planning (see Fig 5. below) confirms that the site is wholly within Flood Zone 1.

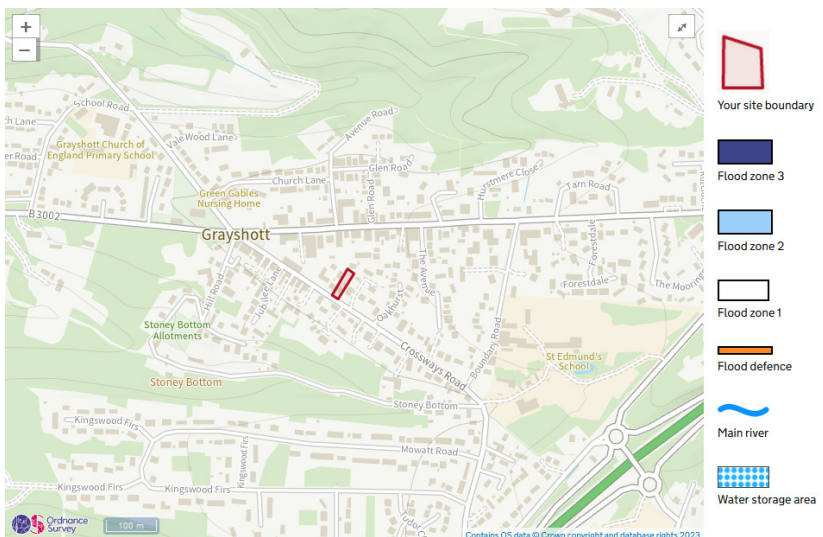


Fig. 5 Environment Agency Flood Map confirming application site and access are wholly within Flood Zone 1

- 2.19 The Tree Preservation Order plan on EHDC Planning Map System shows two TPO protected trees to the rear garden under (EH232)90; a sycamore 2.5m from the rear boundary and an oak 10m from the rear boundary. This is out of date as the second tree (the oak) was felled and removed under approved application 50348 in July 2007. In addition, a mature oak tree to the front boundary with Crossways Road is covered under (EH1047)17.

- 2.20 Details of these trees and the impact of the proposed works are dealt with in detail in the accompanying Arboricultural Impact Method Statement which includes the Tree Survey and Tree Protection Plan.

- 2.21 There are no other protected trees in proximity to the site.

Existing Buildings:

- 2.22 The existing host dwelling is a two-storey detached property with vehicle access from Crossways Road. The property is set back from the road approximately 14.5m to create a generous parking area and front garden.

- 2.23 The existing detached garage building set to the rear of the driveway which runs down the east side of the existing dwelling is a single storey, concrete panel flat roof structure with mix of render and brick finish. It is proposed to demolish this structure to extend the driveway to the rear site.



Fig. 6 Existing detached garage to be demolished (see SL01)

- 2.24 A former workshop built to the rear of the site in the 1960s has been used as an open-sided structure for garden entertaining. The previously solid front, side and rear elevations have had their walls removed and structural timber posts exposed. The east elevation timber clad solid wall has been retained against the boundary hedging.



Fig. 7 Existing garden former workshop to be demolished (see SL01)

Planning History:

- 2.25 The only relevant planning application to the site is:

March 2001 25629/003 Erection of conservatory to rear (*approved and completed*)

- 2.26 Please see paragraph 2.20 above regarding the permission to remove the TPO protected oak on the eastern boundary with neighbouring property Hindhead Chase in July 2007.

Pre-Application Advice:

- 2.27 Pre-Application advice was sought by the applicant on April 2023 with regards the sub-division of the garden of Halfpenny House and the construction of a new dwelling and a copy of the submission and reply have been included in application documents.

- 2.28 In summary, the Pre-Application advice letter of 3rd May 2023, reference 25629/999 confirmed:

- Backland development as proposed is generally not encouraged however there are a number of recent examples locally where this has been permitted;
- The construction of Little Comus immediately adjacent to the application site in 2006 with an almost identical sub-division of the plot is a clear example which was approved on appeal;
- Consider reducing width of proposed dwelling to enable more separation between dwellings;
- Confirmed that only two car parking spaces required.

Use:

- 2.29 The site forms part of the curtilage of an existing dwellinghouse. The proposed new dwellinghouse falls within the same C3 Use Class.

Proposals:

- 2.30 It is proposed to construct a new two storey dwellinghouse on the sub-divided rear garden of the host dwelling, Halfpenny House.
- 2.31 The sub-division of the plot follows the same line as the previous sub-division of Comus to create the plot for Little Comus in 2006. The remaining amenity space for the host dwelling is in excess of 290sqm (excluding the shared access drive).
- 2.32 The host dwelling retains off-street parking to part of the front garden and both properties shall share the existing vehicular access on to Crossways Road.
- 2.33 Crossways Road is a designate 20mph minor road with traffic calming measures immediately outside the property with built-out kerb lines to narrow the road and slow traffic flow. 2.0 x 25m visibility splays appropriate for private driveway access to 20mph roads are demonstrated on site plan PL01.
- 2.34 The existing 3.0m wide access drive runs alongside the host dwelling to the existing garage in the rear garden. It is proposed to demolish the garage and extend the driveway over the footprint of the demolished garage to a turning head at the front of the application site. Drawing PL01 showing the parking spaces for two cars for the proposed dwelling and the vehicle tracking movements demonstrating that cars will be able to leave the site in a forward gear.
- 2.35 The proposed dwelling meets all the requirements of the National Space Standards for a two-bedroom, 4-person dwelling as shown on the submitted NSS Compliance Form.

Urban Grain:

- 2.36 As noted above in paragraphs 2.8 to 2.12, the site is one of a number of back land developments that have been built in the village centre. In addition to The Shielings immediately behind the application site; Aston Cottage two properties away and Little Comus immediately adjacent and approved under application 24140/002 (and shown as 4 on Fig. 8 below), there are a number of other clear examples where back land and tandem development within the settlement boundary of Grayshott has been recently approved.
- 2.37 Examples of approved back land development include:
- | | | |
|-----------|---|---|
| 34829/002 | Heatherleigh, Crossways Road, Grayshott GU26 6HG
Approved in March 2023 | New apartment building following demolition of existing outbuilding built behind an existing dwelling with shared access driveway (see 1 on Fig. 8 below) |
| 49946/002 | Farthings, Jubilee Lane, Grayshott GU26 6HQ
Approved in November 2022 | New detached dwelling following demolition of existing garage built behind an existing dwelling (see 2 on Fig. 8 below) |
| 53400/007 | Windwhistle, Crossways Road, Grayshott GU26 6HD
Approved in October 2019 | New detached dwelling with detached garage following demolition of existing garage built behind an existing dwelling (see 3 on Fig. 8 below) |

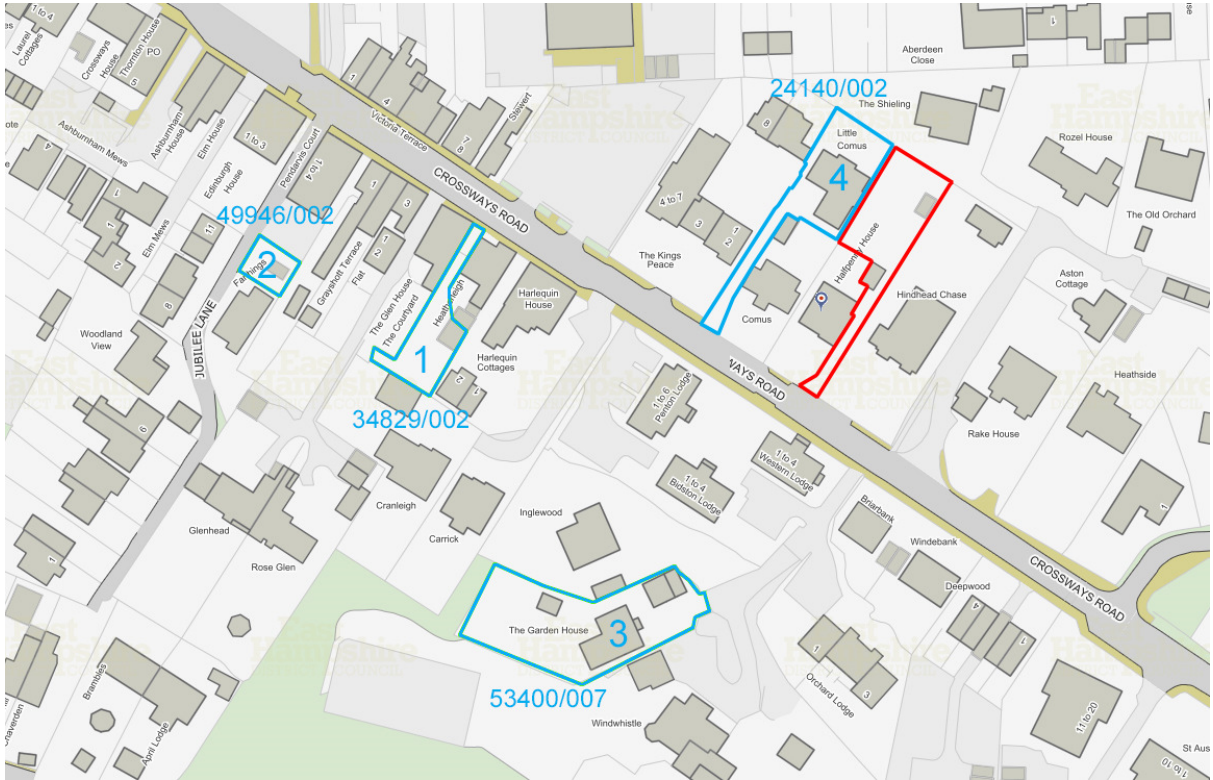


Fig 8. Recently approved Back Land Development in proximity to application site

Building Form and Height:

2.38 The overall form of the new dwelling has been designed to respect the general form of the other back land dwellings and specifically to respect the heights and roof pitches of the immediate adjacent properties of Little Comus and The Shieling. Fig. 9 below shows the direct comparison between the form and height of the proposed new dwelling and its neighbour Little Comus. Fig. 10 shows the relative height of the proposed new dwelling with

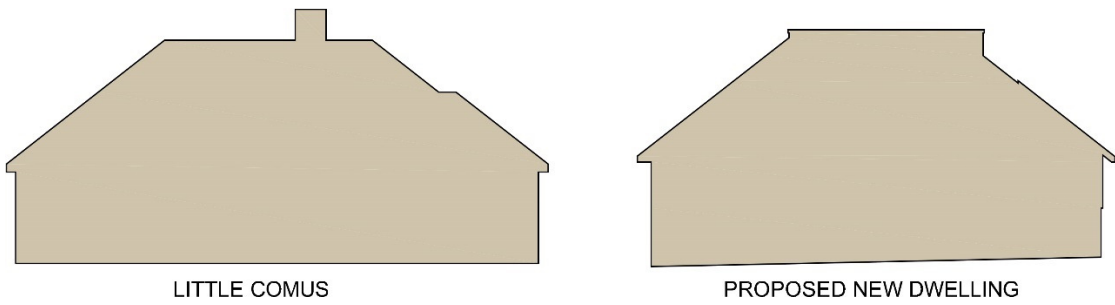


Fig. 9 Comparison of building forms and heights to Little Comus

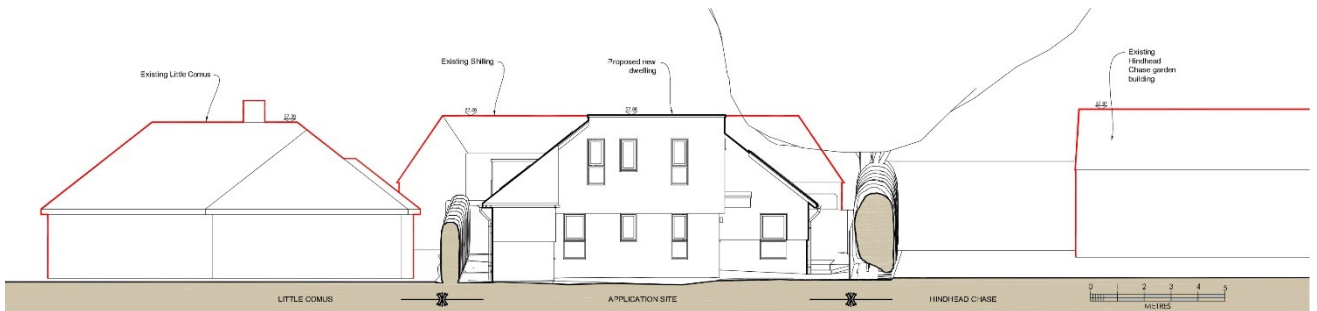


Fig 10. Comparison of building heights of immediate neighbours



- 2.39 As can be seen above, the proposed new building respects the local building heights, forms and roof pitches.
- 2.40 In order to maximise the space available on the site, the first-floor benefits from a central flat roof giving a contemporary overall design appearance to the core of the house.
- 2.41 This is reflected in the choice of materials. Brick ground floor elevations respect the predominance of brick locally, particularly for the surrounding bungalows. Above the band of brick, timber cladding is used to differentiate the central core of the house in pale, unstained vertical cladding boards to contrast with black stained cladding boards to the subsidiary side parts of the house with pitched roofs.
- 2.42 The first-floor core of the house projects slightly to provide deep window reveals to the south-east and south-west facing windows to protect them from the excessive solar gains on these elevations.
- 2.43 The use of single storey pitched roofs to the east and west elevations not only reflects the building form of the neighbouring properties but also reduces the apparent massing of the building from neighbouring properties and keeps any two-storey part of the building approximately 5m from the nearest boundaries.
- 2.44 Traditional slate roofing to the pitched roof sections of the house complements both the brick façade and the contemporary choice of cladding timbers. See drawing PL02 and fig. 11. below.

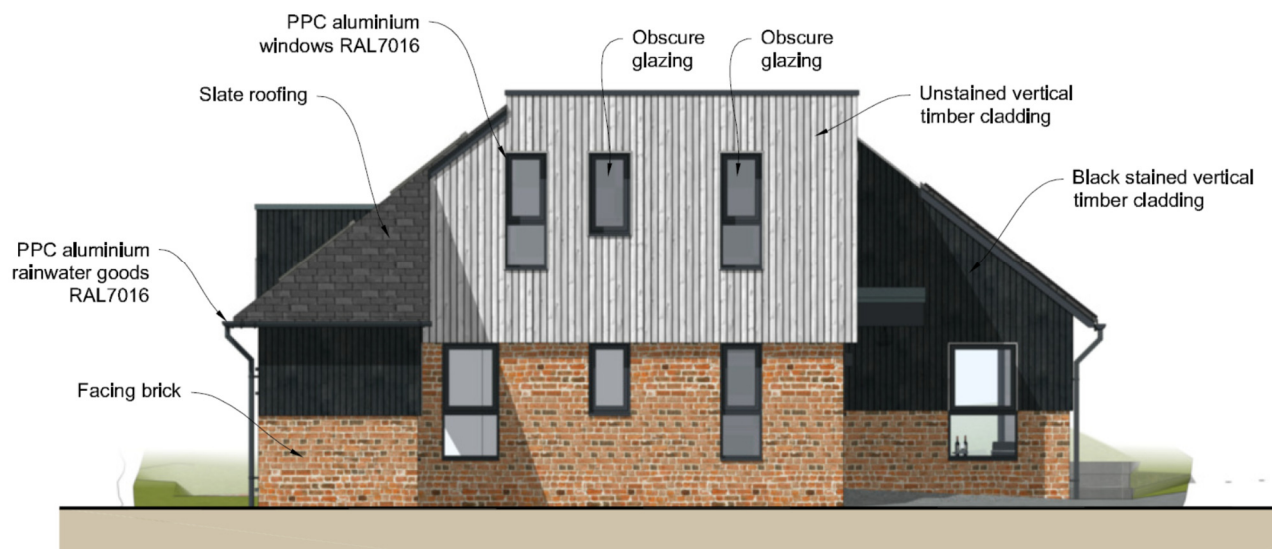


Fig 11. Front elevation showing proposed materials

Neighbours Privacy / Overlooking:

- 2.45 Careful consideration has been given to this tight urban site to ensure that overlooking and loss of privacy is avoided to any neighbouring properties.
- 2.46 The design and form of the building is, in part, dictated by and derived from an assessment of the need to ensure both natural daylight in to and means of escape from the first-floor bedrooms.
- 2.47 As shown on drawing PL02, the bedrooms primary windows face south-east. Ordinarily this would give rise to overlooking of the nearby neighbouring property rear garden, Hindhead Chase.
- 2.48 However, the pitched roof of the single storey reception room is cut back from the main core of the house at 1.7m above the first-floor level. This allows daylight into the bedrooms via the natural lightwell this creates and also ensures a means of escape as required under Building Regulations. The apex of the pitched roof prevents views through these windows towards Hindhead Chase as shown on Fig. 12.

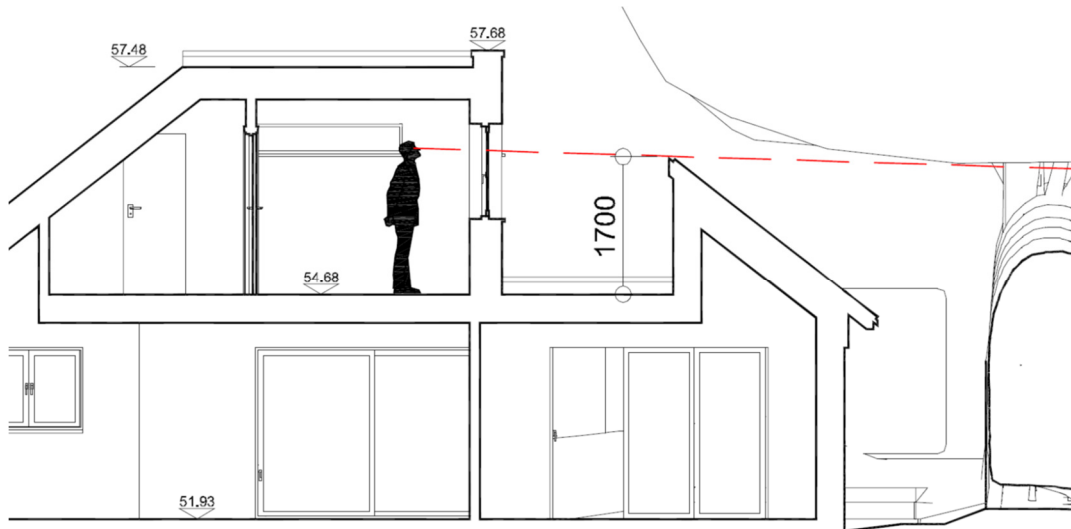


Fig 12. Section through bedroom and lightwell showing pitched roof blocking views to 1.7m high

- 2.49 Other high-level windows have been provided to both bedrooms but these are set above 1.74m to again prevent overlooking to neighbouring properties, both Hindhead Chase to the south-east and The Shieling to the north-west of the site as shown on Fig. 13.

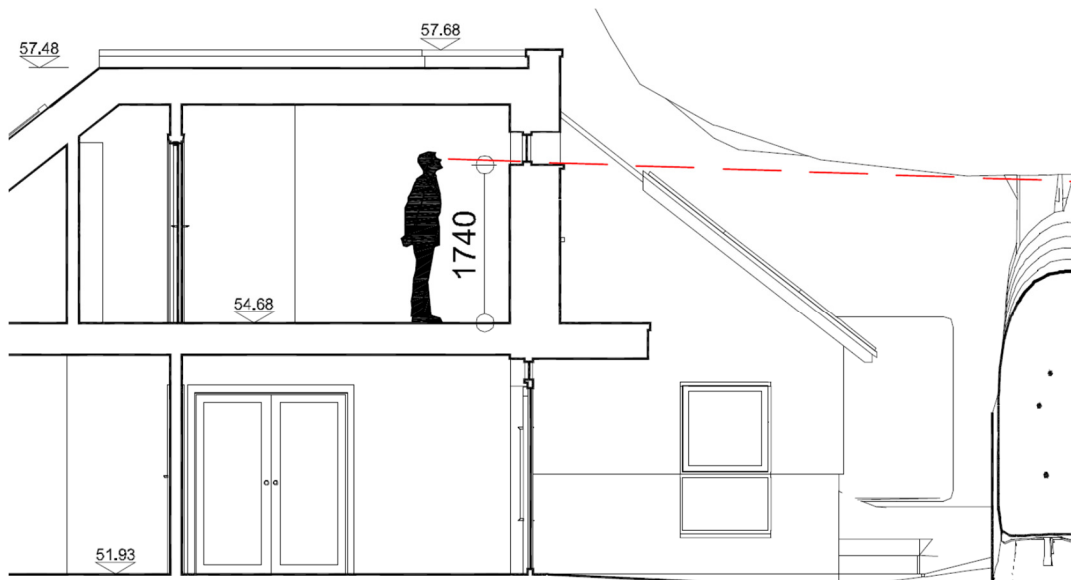
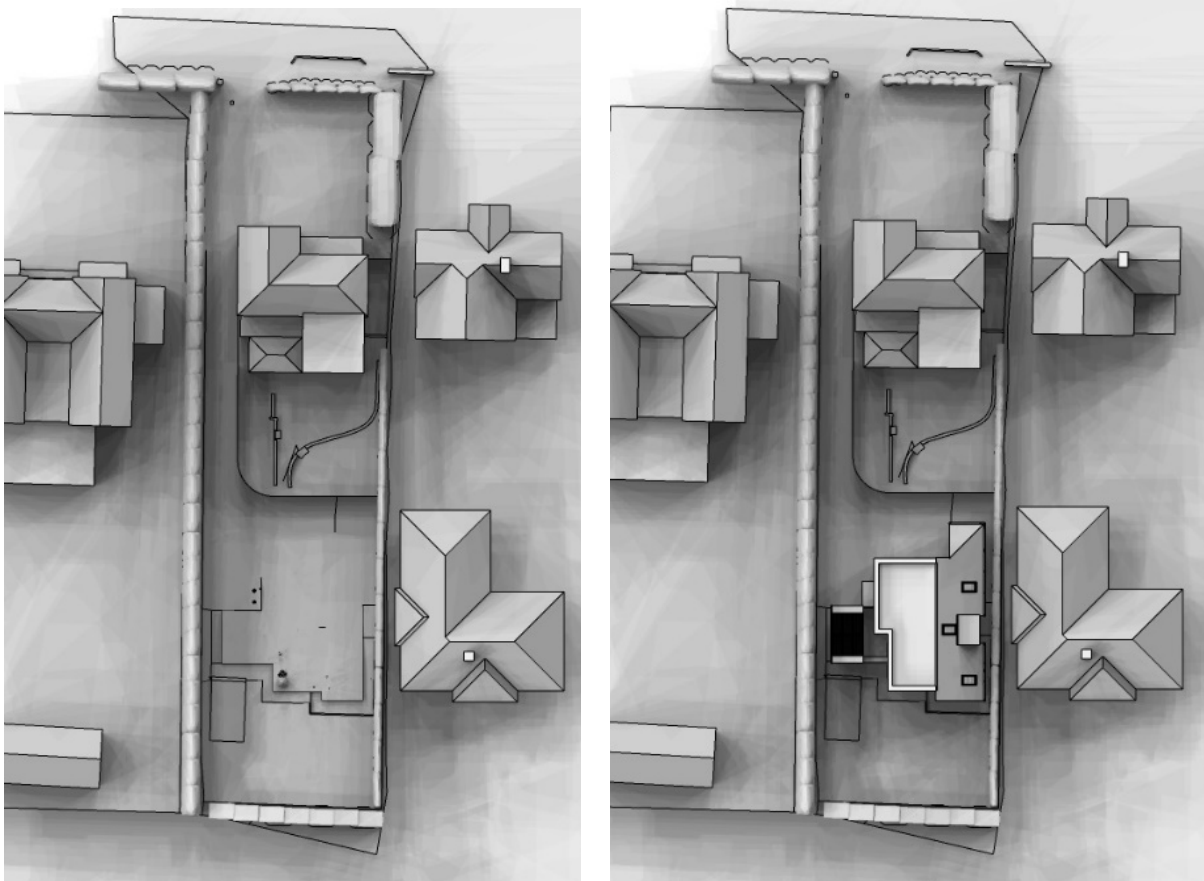


Fig 13. Section showing high-level windows set 1.74m above floor level to avoid overlooking.

- 2.50 Windows to the first floor south-west elevation facing the host dwelling are to the bathroom and as such are noted as obscure glazed or are to the landing only.
- 2.51 High-level rooflights provide additional daylight to the kitchen and ground floor home office but create no overlooking or loss of privacy to Little Comus to the north-west of the site. Likewise, the window to the stairwell on the north-west elevation creates no overlooking or loss of privacy, facing the roof of Little Comus only.

Overshadowing:

- 2.52 In addition, this design approach also ensures that any overshadowing of neighbouring buildings and amenity space created by the new dwelling is avoided. A detailed full annual sun path and shading analysis was created during the design process using geosynchronised 3D modelling software to predict sun shading every three hours throughout a full calendar year.
- 2.53 The analysis was run for the “as existing” and “as proposed” situations and the results checked for impact on neighbouring properties. For clarity, the existing trees were omitted.
- 2.54 As can be seen on figures 14 and 15 below, there is virtually no difference between the “as existing” and “as proposed” situations to any adjacent property or amenity space. The proposed new dwelling will not create any overshadowing impact.



Figs 14 & 15. Full Annual Sun Shading Analysis of Existing (left) and Proposed Situations (right)

Materials:

- 2.55 Details of the proposed materials are included in Appendix A.
- 2.56 The proposed materials, reclaimed red facing brick, slate roofing, timber cladding, have been chosen to reflect some of the traditional building materials found in Grayshott and along Crossways Road but have been applied to the building in a contemporary manner to articulate the building form.

Landscaping:

- 2.57 The existing site is well screened generally from Crossways Road behind the host dwelling with only glimpsing views below the canopy of the mature oak tree on the boundary down the 3m wide shared access drive as shown on PL03.

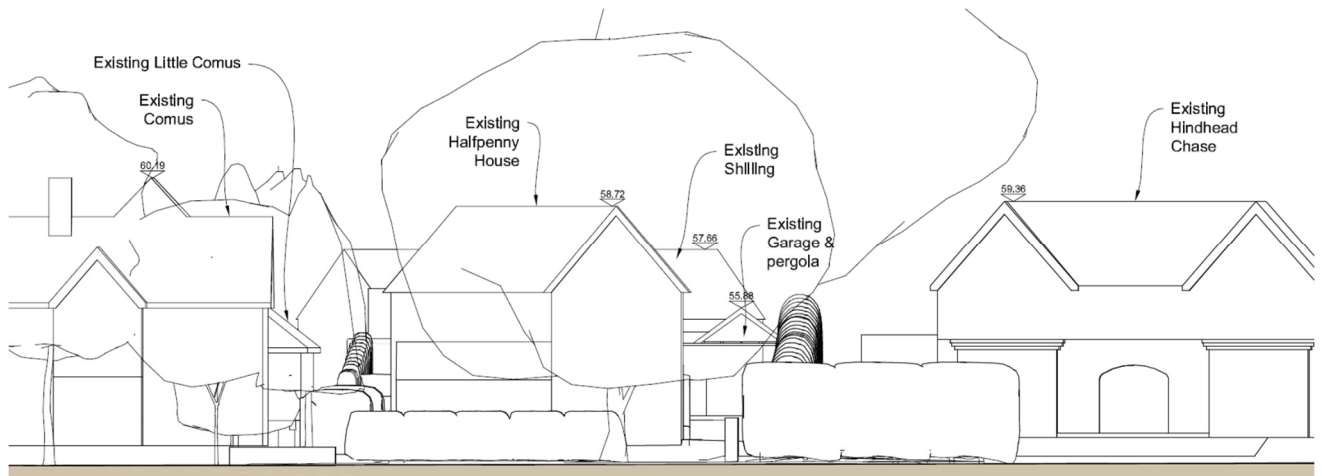


Fig 16. Street Elevation as Existing

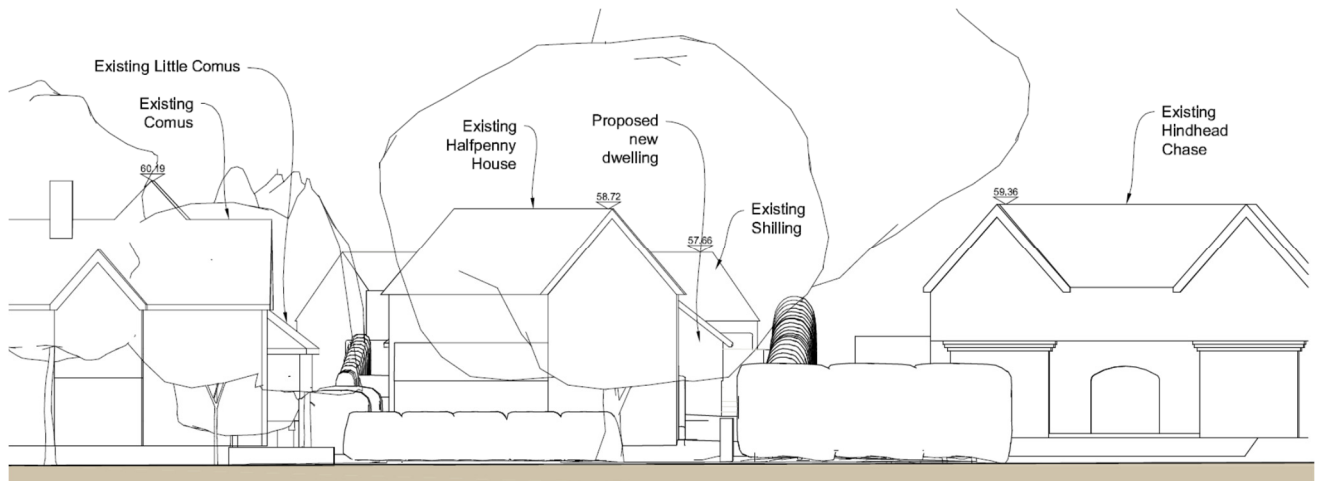


Fig 17. Street Elevation as Proposed

- 2.58 The proposed landscaping to the new property as detailed on drawing PL03.
- 2.59 The existing 3.5m high hedge to the boundary with Hindhead Chase is to be cut back on the application site side of the shared boundary but the height maintained.
- 2.60 Other boundary hedges which have become overgrown are to be cut back as shown.
- 2.61 A new boundary fence to the host property is to be erected as shown on PL01 and this is include appropriate hedgehog access points in accordance with good ecology practice for urban sites.

Access:

- 2.62 The site is generally level (i.e. less than 1:15 ramp) from the parking area to the property entrance. In addition, the dwelling has been designed to meet the requirements of Part M1 of the Building Regulations in terms of disabled access.
- 2.63 The existing access and drive shall be retained with the new sections of driveway paved with permeable block paving (as described above) to ensure suitable access from parking spaces to the house.

Arboricultural Impact:

- 2.64 The scheme has been designed to respect the existing trees on the site. Careful positioning of the property and attention to the foundation positions ensure that the building is outside of the root protection area of the TPO protected trees.
- 2.65 In addition, careful and detailed consideration has been given to how new incoming services and out going drainage are to be achieved.
- 2.66 A detailed Arboricultural Impact Assessment, Tree Survey and Tree Protection Plan have been prepared by a professional arboricultural consultant and included within the submission.

Protected Species:

- 2.67 An assessment has been carried out of the likely impact on protected species. There are no protected plants on the site, there are no water features that may contain newts or other amphibians and the two existing buildings have negligible potential for roosting bats. The garage is a concrete panel construction with a flat roof and no enclosed roof voids. The garden structure has no enclosed roof voids and is open on three sides.



Figs 18. & 19. Interior of garage and garden structure showing absence of potential bat roosting

- 2.68 The existing mature sycamore tree to the rear garden is unaffected by the proposed works.
- 2.69 1 no. Schwegler 1FR bat box and 2 no. House Martin cup nests are to be installed at eaves to the north-west and south-east elevations as shown on PL02.
- 2.70 As noted in 2.54 above, new boundary fencing is to include appropriate hedgehog access points in accordance with good ecology practice for urban sites.
- 2.71 In accordance with good ecology practice, external lighting fittings are to be directional and so directed to avoid light spillage onto vegetation, particularly potential roosting sites within nearby trees.
- 2.72 External security lighting is to be controlled via PIR motion sensors set with short timers less than 60 seconds to reduce the duration of lighting. Standard external lighting to be controlled via dusk/dawn sensors with PIR sensors set to avoid triggering by small animals.

- 2.73 External lights are to be fitted with “warm white” LED emitters of 3,000°K and selected to provide a brightness level of 7.26 lux and 4.65 lux at 2.0m and 2.5m above the external ground surface when operated at maximum brightness. This falls below average sunset levels of 10 lux and main road lighting of around 20 lux. This is in accordance with good practice and guidelines of the Bat Conservation Trust.

Renewable Energy & Sustainable Construction:

- 2.74 It is intended to construct the house from highly energy efficient off-site manufactured timber-frame system to reduce energy consumption well below Building Regulation requirements. BWP Architects have a reputation for constructing highly energy efficient award-winning private homes¹ working closely with MBC Timberframe, an award-winning Passivhaus timber frame construction company.
- 2.75 The use of off-site manufacturing will reduce the number of vehicle movements during the construction phase, significantly reduce construction time on site, and improve the both the overall energy efficiency of the property and cost effectiveness. In addition, timberframe construction are significantly lower in terms of embodied carbon emissions. Brickwork to the lower elevations shall be from reclaimed bricks where possible.
- 2.76 The proposed construction of a highly insulated timber frame will provide significant improvements over the latest Building Regulations as follows:

Wall U-Value	Building Regulations:	0.26*
	Project:	0.12 (54% improvement)
Floor U-Value	Building Regulations:	0.18
	Project:	0.11 (39% improvement)
Roof U-Value	Building Regulations:	0.16
	Project:	0.12 (25% improvement)
Window U-Value	Building Regulations:	1.60
	Project:	1.20 (25% improvement)
Air-permeability	Building Regulations:	8.0**
	Project:	4.0 (50% improvement)

* U-values are measured in W/m²K; i.e. the energy loss over 1m² of fabric for every degree of temperature difference
 ** Air-permeability is measured in m³/(h.m²) at 50 Pa, i.e. volume of air lost under pressure per hour per square metre.

- 2.77 As shown on the submitted drawings, it is proposed that the south facing pitched roof over the reception room is fitted with 6 no. 400W All-Black photovoltaic panels.
- 2.78 The heating and hot water to the property is to provided using an air-source heat pump as shown on PL01. The inclusion of MVHR which extract warm, moist air from habitable rooms, kitchens and bathrooms before replacing it with fresh air (pre-warmed via heat exchangers) ensures that the interior of the house maintains an even and comfortable environment without requiring excessive energy usage.

Passive Solar Gains and Controls:

- 2.79 Highly insulated and air-tight buildings have to be mindful of overheating in summer months.
- 2.80 Careful design and consideration of window positioning and size, coupled with deep reveals to the south-east and south-west elevation windows ensures that the property complies with the calculations for Part O of the Building Regulations regarding the extent of glazing in both terms of the most glazed elevation and the most glazed room.
- 2.81 As noted above, the inclusion of whole house mechanical ventilation (MVHR) ensures that a constant supply of low pressure, fresh-air is provided through out the dwelling.

¹ 2018 Home Builder Awards “Best for Residential Passivhaus Designs – UK”
 2018 Build It Awards “Best Eco House”



Foul Drainage:

- 2.82 The proposed new dwelling is to be connected to the public foul sewer in Crossways Road using a connection with the existing foul drains to the side of the host dwelling as shown on PL01.

Surface Water Drainage:

- 2.83 The site is designated as "*freely draining very acid sandy and loamy soils*" on the DEFRA MAGIC website and by Soilscape England. As such, it is suitable for the use of soakaways for infiltration of surface water drainage. The surface water layout is shown on drawing PL01 together with details of Wavin's AquaCell ECO proprietary soakaway crate system. Soakaway calculations provided by the technical department at Wavin are included in the submission documents.

Incoming Services:

- 2.84 New incoming services required will be brought through the front garden of the host dwelling to avoid the root protection area of the mature oak by the driveway entrance as shown on PL01 and noted in the Arboricultural Impact Assessment.

Cars and Cycles:

- 2.85 EHDC parking standards Supplementary Planning Guidance was adopted in July 2018. It confirms that Hampshire County Council Parking standards will be applied under HCC Policy TR5.
- 2.86 Policy TR5 confirms that for a two- or three-bedroom dwelling two parking spaces are required.
- 2.87 The EHDC SPG confirms that parking spaces for cars should measure 2.4 x 4.8m
- 2.88 The proposed new driveway provides parking and turning for two cars in accordance with HCC Policy TR5. A secure cycle store shall be provided for at least four cycles within a garden shed situated behind the parking spaces as shown on PL01.

3.0 PLANNING POLICY:

National Planning Policy Framework July 2021 (NPPF)

Sustainability

- 3.1 At the heart of the NPPF is the presumption in favour of sustainable development. Paragraph 11 states that for decision-taking this means “*approving development proposals that accord with an up-to-date development plan without delay.*”
- 3.2 The application for a highly sustainable new dwelling is close proximity to the village centre of Grayshott and the surrounding community facilities complies with the definition of “sustainable development”.

East Hampshire District Council Local Plan

- 3.3 EHDC Joint Core Strategy (JSC) was adopted in May 2014 as the Local Plan Part 1 (LP1)
- 3.4 EHDC Housing and Employment Allocations (Local Plan Part 2, LP2) was adopted in April 2016.
- 3.5 In addition, a number of policies remain extant from the Local Plan Second Review which was adopted in March 2006.

EHDC Policy CP1 Presumption in Favour of Sustainable Development

- 3.6 Policy CP1 of the LP1 echoes the presumption in favour of sustainable development contained in the NPPF and confirms that applications that accord with the policies of the Local Plan will be approved without delay unless material considerations indicate otherwise.

EHDC Policy CP8 Town and Village Facilities and Services

- 3.7 As noted in paragraph 2.13 above, the site falls within the boundary of Policy area CP8 (Town and Village Facilities and Services). This policy relates to proposals for new retail, leisure, entertainment and cultural facilities and as such is not material to this application.

EHDC Policy CP10 Spatial Strategy for Housing

- 3.8 Policy CP10 (Spatial Strategy for Housing) confirms a provision of 10,060 dwellings between 2011 and 2028. It goes on to note that “*Housing should be accommodated through development and redevelopment opportunities within existing settlement policy boundaries in the first instance.*”
- 3.9 Policy CP10 goes on to note that small windfall sites, such as this, are expected to contribute 1,314 dwellings to the provision of housing across the District.
- 3.10 Policy CP31 (Transport) reiterates that “*new development should be locations and designed to reduce the need to travel.*” and this village centre location for a new property should be welcomed.

EHDC Policy CP11 Housing Tenure, Type and Mix

- 3.11 Policy CP11 confirms new residential development should provide a range of dwelling types and sizes. The application for a modest two-bedroom home in close proximity to the village centre of Grayshott should be welcomed by the Council.

CP13 Affordable Housing on Residential Development Sites

- 3.12 Policy CP13 confirms that on smaller sites (4 dwellings or less), all residential development that results in a net increase of one or more dwellings will be expected to make a financial contribution (or off-site provision). Such affordable housing provision is to be secured through a planning obligation / legal agreement.

CP21 Biodiversity

- 3.13 Policy CP21 requires that development proposals must maintain, enhance and protect the District's biodiversity and its surrounding environment. This development would aim to maintain the vast majority of hedging around the plot and provide a landscaped garden that provides a variety of habitats for local wildlife. In addition, as noted in paragraph 2.62 above bat and bird boxes are to be installed on the new building to encourage additional wildlife and protected species.

CP24 Sustainable Construction

- 3.14 Policy CP24 refers to the Code for Sustainable Homes for new residential development. The Code for Sustainable Homes was abandoned by Central Government in 2015 and is no longer usable.

Climate Change and Sustainable Construction SPD

- 3.15 In April 2022, EHDC adopted their Climate Change and Sustainable Construction SPD.
- 3.16 As detailed above, the design, layout, timberframe construction methodology, inclusion of renewable technologies including MHVR, ASHP and PV panels all contribute to ensuring that this proposed new dwelling will be highly sustainable.
- 3.17 A copy of the EHDC Sustainability Checklist is included in the submission.

CP29 Design

- 3.18 Policy CP29 requires that new development should seek exemplary standards of design and architecture, respect the area's particular characteristics, is appropriate in terms of height, scale, massing and surrounding buildings.
- 3.19 As detailed throughout this Design & Planning Statement, the submitted design has been arrived at following a lengthy and careful design process considering the immediate locality, surrounding building forms, heights, materials, massing and impact on street scene.

4.0 SUMMARY

- 4.1 As detailed above, the submitted proposed new dwelling meets the requirements of the Local Plan and National Planning Policy Framework.
- 4.2 The site sits within the settlement boundary of Grayshott where the principal of new residential development is acceptable.
- 4.3 The sub-division of the existing Halfpenny House site is in keeping with the sub-division both immediately adjacent to form Comus and Little Comus but also in the wider context where other back land development in Grayshott has been approved. The resulting curtilage of Halfpenny House is still more than minimum requirements for acceptable amenity space. This efficient use of land is entirely in keeping with NPPF paragraph 124.
- 4.4 As such, we would request that this application for a highly sustainable new home in a highly sustainable location that meets the requirements of the Local Plan be approved without delay in accordance with the requirements of NPPF paragraph 11 and EHDC CP1.

APPENDIX A

MATERIALS

Pitched Roofs:

Natural slate tiles 50 x 25 by Contessa

Brickwork:

Reclaimed red / orange facing brick

Timber cladding:

Unstained and black stained vertical timber cladding boards

Rainwater Goods:

Polyester Powder Coated aluminium, RAL 7016

Windows:

Polyester Powder Coated aluminium, RAL 7016

Block Paving:

Marshall's Tegula Permeable Block Paving, Pennant Grey





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