27 November 2023

East Hampshire District Council

Planning Services

Penns Place

Petersfield

Hants

GU31 4EX.

Dear Sir/Madam,

**MMA/Sec 73 Substitution of Approved Drawings Listed in Condition 20 of Planning Permission 23460/010 to allow the creation of 3 patios to Apartments 10, 11 and 12 and balconies to Apartments, 29, 30 and 39.**

**Site Address: Ajax House and Plowden House, 27 Haslemere Road, Liphook, GU30 7UN**

Planning permission was recently granted under 23460/010.

This application proposes the addition of three patios to plots 10, 11 and 12 located at ground floor level and balconies to apartments 29, 30 and 39 on the second floor. This requires the substitution of a number of approved drawings as set out in Condition 20 of 23460/010. The table below sets out what has been approved and what is proposed to be substituted.

The proposal involves the removal of the barrier on the external door of apartments 10, 11 and 12 to enable prospective residents to be able to “step” out onto a patio/paved area (app 2.6m x 4.5m). This would enable residents and enjoy the amenity space. This would add to the health and well being of residents.

The proposal requires a small change to the surface landscaping of the front garden of the site but without thre being any adverse visual impact on the street scene due to the set-back location and the site’s landscaped frontage.

It should be remembered that retirement/sheltered accommodation is managed and that the entirety of the grounds will be managed by McCarthy & Stone Management Services. Thus the concern that allowing access to the amenity area would result in a proliferation of domestic paraphernalia is wholly unfounded.

The proposed amendment will, therefore, provide a better experience for the residents and an improved connection with the locality.

As with the ground floor apartments, it is considered important to providing some external private amenity space where possible for apartments on the upper floors. The prpsed addition of 3 balconies requires a small change to the elevation to the internal courtyard. There is no visual impact to the street scene due to their set-back location. The balconies would be sited more than 16 meters from the neighbouring boundary and their alignment is with a hard-standing area to the rear of the neighbouring properties used exclusively for parking. The relationship is therefore considered acceptable.

Yours sincerely

Gian Bendinelli

Principal Planning Associate

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| **Approved Drawings****in Cond 20 of 23460/010** | **Proposed Substitution of Drawings****Option 2 Ground Patio & Balconies** |
| 001-P04 – Site Location Plan | * SO-2755-03-AC-926-P01-SITE PLAN
 |
| 002-P02 – Existing Site Layout Plan |  |
| 026-P07 – Site Layout Plan (received 02/03/23) | SO-2755-03-AC-944-P01- SITE PLAN LAYOUT - ROOF LEVEL.pdf |
| 027-P065 – Ground Floor Plan GA | SO-2755-03-AC-927-P01-Ground Floor Plan GA |
| 028-P04 – First Floor Plan GA | SO-2755-03-AC-928-P01-First Floor Plan GA |
| 029-P04 – Second Floor Plan GA | * SO-2755-03-AC-929-P01-Second Floor Plan GA
 |
| 034-P05 – Roof Plan GA | * SO-2755-03-AC-934-P01-Roof Plan GA
 |
| 035-P06 – Elevations 01 B&W | * SO-2755-03-AC-935-P01-Elevations 01 B&W
 |
| 036-P07 – Elevations 02 B&W | * SO-2755-03-AC-936-P01-Elevations 02 B&W
 |
| 037-P03 – Elevations 01 – Proposed Elevations 01 Coloured (received02/03/23) |  |
| 038-P03 – Elevation 02 – Coloured | SO-2755-03-AC-938-Proposed elevations 02- Coloured - P01 |
| 039-P03 – Site Sections044-P06 – Site Layout Plan – Roof Level (received 02/03/23) |  |
| 058-P01 – Existing Elevations |  |
| MCS748/Drg01 P7 - Landscape Proposals (received 02/03/23) | SO-2755-03-LA-MCS748 Drg02 P1 Landscape Proposals.pdf |
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