



MJH Architects

4 Rookwood
Alton
GU34 2LD



21st December 2023

Via Planning Portal
Planning Department
East Hampshire District Council
Penns Place
Petersfield
GU31 4EX

Dear Sir/Madam

Householder Planning Application: Falkland, Whitehill Road, Standford, Bordon, GU35 8QR

The applicant has instructed MJH Architects to submit a Householder Planning Application at the above site.

Approval is sought for a single storey side extension, new bay window on the eastern side wall and the installation of a glazed balustrade to the existing terrace area.

The following information is submitted as part of the application:

- Completed application form
- Site Location Plan
- Existing and Proposed Site Block Plans (with gross external areas)
- Existing Floor Plans and Elevations
- Proposed Floor Plans and Elevations

The applicant has paid the planning application fee online.

The Site

- Falkland is a five-bedroom, two-storey, detached property dating from the early twentieth century.
- The application boundary measures 0.53 Hectares.
- The house is located on a predominantly north (front) to south (rear) axis.
- The property includes a detached outbuilding on the eastern boundary.
- The roof is pitched with gables on each elevation.
- The house is finished with brick and concrete roof tiles.
- The property includes a raised patio area and bay window on the eastern elevation.

Planning History

An online search of East Hampshire Planning Portal shows no previous applications at this address within the timeframe of the online records.

The Proposal

- Permission is sought for a single storey side extension, new bay window on the eastern side wall and the installation of a glazed balustrade to the existing terrace area.
- The proposed gross external area (GEA) for the proposal is 17.95 sqm, of which the bay window is 1.60 sqm and the side extension is 16.35 sqm.
- The proposed bay window is for the eastern elevation and will match the appearance and size of the existing bay window on the eastern elevation. The existing bay window will be removed to allow for the proposed side extension.
- The proposed side extension on the eastern wall will extend out from the side wall by 3.7m to be in line with the edge of the existing raised terrace.
- The side extension will have a parapet roof with a feature roof lantern.
- The height of the proposed extension to the top of the parapet roof is 4.15m. The finished floor level will be 1m above the ground level due to the sloping topography of the site.

- The existing wall and steps for the raised patio terrace have deteriorated to the state of needing removal for safety reasons. The proposed glazed balustrade will act as a fall protection barrier and its transparent appearance will complement the house.
- The proposal will use high quality materials and finishes to complement the existing house.
- It is considered the proposal will not have a harmful impact on the amenity of the neighbouring properties.
- The proposal is in accordance with the relevant policies of the East Hampshire District Council Local Plan and the “Residential Extensions and Householder Development” Supplementary Planning Document.

This is an important matter for the applicant, and we would therefore be grateful to maintain a dialogue with you throughout the processing of this application.

We trust the enclosed is satisfactory to enable you to validate the application. If additional information is required, please do not hesitate to contact us.

Thank you for your assistance on this matter.

Yours faithfully



Director

RIBA 
Chartered Practice


Architects
Registration
Board