



MJH Architects

4 Rookwood
Alton
GU34 2LD



2nd February 2024

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

Dear Sir/Madam

Householder Planning Application: 9 Oakdene, Alton, GU34 2AJ

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

Approval is sought for a single storey side / rear extension and part conversion of attached garage to habitable space.

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

- 9 Oakdene is a three-bedroom semi-detached property dating from the 1970s.
- The site boundary measures 203.54 sqm.
- The property is on a north (front) to south (rear) axis.
- The house is finished in buff bricks with feature uPVC cladding at the front. The roof is pitched with a gable end and finished with plain tiles.
- The house includes an attached single ply flat roofed garage.

Planning History

An online search of East Hampshire Planning Portal shows there has been a previous application at this property:

Reference: 35511.
Description: Addition of lean-to style pitched roof to garage and front garage extension.
Decision: Permission granted 01/08/2000.

The Proposal

- The proposal is for a single storey side / rear extension and part conversion of attached garage to habitable space.
- The proposed gross external area (GEA) is 22.92 sqm (see drawing numbered P007 for shaded orange area).
- The proposed extension will extend out in a staggered format from the rear wall at a distance of 2.5m and 3.0m.
- The front extension to the garage will extend by 1.0m from the existing frontage.
- The proposed roof form is a flat roof with roof lights.
- The floor levels will be split to follow the site topography and allow for ease of access to the rear garden for amenity use.
- It is considered that the design will not have a negative impact on the surrounding neighbours and the street scene.

- The proposal will only use high quality materials.
- The proposal will allow the Applicants the opportunity to establish long term roots within the community for their young family.
- 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



Kate Harris

Director

RIBA 
Chartered Practice


Architects
Registration
Board

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