



# PLANNING STATEMENT

Site: The Links, Old Odiham Road, Alton, GU34 4BU

January 2024



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## **1.0 Introduction**

- 1.1 The statement is prepared for Mr & Mrs Eaton in support of a planning application, relating to the following development proposal:

*“Demolition of existing dwelling and erection of replacement 5-bedroom dwelling with associated detached garaging”*

### **Application Site**

- 1.2 The proposed application site is located on Old Odiham Road and is currently the site of an existing single detached dwelling which benefits from a substantial plot measuring at approximately 0.60ha. There is a varied pattern of development along Old Odiham Road, including examples of new and replacement developments. Examples new residential developments include ‘Hallam House’, ‘Beech House’ & ‘Burford Lodge’ all of which are located within 200m of the proposed development site.
- 1.3 Beyond the site there is an area of woodland to the east and Alton Golf Club located to the west.

### **Planning History**

- 1.4 Planning history associated with the proposed development site:
- 22923/300 – Front and rear dormer windows and other alterations. Approved in March 1995

### **Proposed Development**

- 1.5 The proposed development is for a traditional dwelling and will be an example of modern design techniques. This approach allows for the new dwelling to create further interest in the street, noting the varied nature of the architecture along Old Odiham Road.
- 1.6 The proposed development should integrate harmoniously in style, materials, scale and proportion with the established development of the lane. There is sufficient architectural variety in the area to take design details and use them in modern structures.
- 1.7 To maintain the established character along the lane, it is not proposed that the new dwelling is to be built any further forward or back from the existing building line.



1.8 The site benefits from existing access directly off Old Odiham Road.

## **2.0 Planning Assessment**

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. This is therefore the starting point for assessing planning applications for development.

2.2 For the purposes of this proposal, the most relevant Development Plan Documents include:

- East Hampshire District Local Plan: Joint Core Strategy – Adopted June 2014
- Alton Neighbourhood Development Plan 2011 – 2028 – Modified April 2021
- Policies Map

2.3 Although not part of the statutory Development Plan, the National Planning Policy Framework (NPPF) sets out the Governments Planning Policy position. This is also considered as it is a material planning consideration in planning decisions.

### **Principle of Development**

2.4 Local Plan Policy CP1 (Presumption in favour of Sustainable Development) states that when considering development proposals, the Council and National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

2.5 Local Plan Policy CP2 (Spatial Strategy) states that the Council and National Park Authority will promote and secure sustainable development to maintain the vitality and viability of existing communities.

2.6 The site is located outside the Alton Neighbourhood Development Plan area, however given the close proximity to the area, it is the most relevant local plan in this instance. The development plan recognises that:



*“It is important that developments cater for the range of local housing needs, offering an appropriate mix of dwelling sizes and an appropriate mix of tenures. This will help ensure that developments promote more sustainable communities, with people from different age groups and backgrounds.”*

- 2.7 It is important to recognise the potential of any site on a case-by-case basis and promote sustainable development of an appropriate size and scale.
- 2.8 The site forms part of a settlement of houses, so would not result in an isolated home, which is discouraged under the NPPF, and being outside a defined built-up area it can also be regarded as previously developed land.
- 2.9 Furthermore, there is precedent for planning permission being granted for new homes in this locality. Most recently, as referred to in the planning history section, permission was granted for the demolition of an existing agricultural building/s and erection of a replacement 4-bedroom two storey dwelling on land adjacent to The Links.
- 2.10 The above considerations therefore demonstrate that the principle of development for the construction of a replacement dwelling on the proposed site is consistent with the aims of the development plan and recent decisions made by the Council.

## **Design**

- 2.11 Local Plan Policy CP29 (Design) seek exemplary standards of design and architecture with a high-quality external appearance that respect the area’s particular characteristics.
- 2.12 In this case, the proposed dwelling is to be of traditional design, to be built over two storeys. Whilst the area is not constrained by any heritage or local character designations, and the use of a traditional design and carefully selected materials will enable the new dwelling to blend more comfortably with the surroundings.
- 2.13 It is also proposed to make the building energy efficient in order to lower running costs and make the dwelling a sustainable as possible.



2.14 Overall, the proposed dwelling would be a high quality traditional and sustainable property that would sit comfortably within its large plot. As such, the proposal would meet the aims of policy CP29.

### Highway Safety & Parking

2.15 Local Plan Policy CP31 (Transport) states that:

*“The fullest possible use of sustainable modes of transport (including cycling, walking and public and community transport) and reduced dependence on the private car will be encouraged”*

2.16 The proposal for detached garaging takes precedent from nearby dwellings ‘Burford Lodge’, ‘Fairbanks’ & ‘Hawthorn’. The area is characterised with dwellings set back a considerable distance from the public highway therefore providing an opportunity for garaging to occupy space forward of a principal elevation. Secure vehicle storage will be provided in accordance with adopted standards.

2.17 Local Plan Policy CSWB18 (Low Carbon Vehicles) states that:

*“Development proposals will promote the use of low-carbon vehicles, including electric vehicles and other alternative low-carbon fuel technology, to reduce the carbon emissions resulting from the development.”*

2.18 The proposal is to provide a provision for EV charging to promote and deliver the necessary infrastructure to support electric vehicles and alternative fuel travel.

2.19 Furthermore, the proposal is to provide a provision for secure cycle parking to help encourage their use and a move away from reliance on the car.

2.20 In accordance with the East Hampshire District Local Plan ‘Vehicle Parking Standards’ SPD (July 2018) it is necessary to provide 3 parking spaces for a 4+ bedroom dwelling, plus 1 visitor’s space. This equates to 4 parking spaces for the proposed dwelling.

2.21 As shown on the submitted drawings, the proposed dwelling will be provided with a 4-bay garage and surface parking that will allow the proposal to provide at least 6 parking spaces on site. This is considered more than



sufficient for the needs of the development, although it should also be noted that there is additional capacity on the driveway.

2.22 It is therefore considered acceptable in highway terms.

### **Landscape & Ecology**

2.23 As part of the planning assessment we are aware that the proposal will need to be assessed in terms of potential impacts to trees and ecology. Whilst it is anticipated that the impacts in these respects are unlikely to prevent the development coming forward.

### **3.0 Conclusion**

3.1 The application has been assessed against the development plan and relevant material considerations. The principle of a replacement dwelling in this location is acceptable and the proposal is in accordance with relevant saved development plan policies relating to design, amenity, highways and other matters as assessed in this report.