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Our Ref: Buckmore LPA1 GC  
Planning Portal Ref: PP-12763087

**Mr Mike Hughes,**  
Director of Planning,  
South Downs National Park Authority.

6<sup>th</sup> February 2024

Dear Sirs,

**Planning Application for erection of two storey and single storey rear extensions at 5 Buckmore Avenue, Petersfield, Hampshire GU32 2EF**

I have submitted the above 'Householder' planning application via the Planning Portal.

Buckmore Avenue is characterised by large, detached houses in sizeable plots. No. 5 is a much more modestly sized property relative to its neighbours, as can be seen from the attached aerial photograph. 2no. 5 bed-properties were built opposite it under planning permission (East Hants DC reference 30804/008) and the immediate property to the east (no.3) has been extended by a 2-storey rear extension (East Hants DC reference 29172/004) and by a single storey orangery extension.

Whilst 5 Buckmore Avenue has 4 bedrooms, one of these is a box room/ study and there are no en-suite bathrooms, a very restricted shared bathroom, and a contrived layout on the first floor with a long, narrow corridor accessing 2 of the bedrooms. At ground floor, the conservatory is outdated, and its configuration in the layout means it has been rarely used. In addition, there is no downstairs family room, adequately sized cloakroom or utility room.

By reordering the existing space in the house, the proposed extensions represent only a minimal increase to the existing footprint of the house. The proposed scheme removes the existing ground floor rear extensions and adds a relatively modest two storey rear extension that projects between 2.7 – 3.6m in depth from the existing two storey rear building line. A flat roof ground floor orangery is also proposed, as well as a slightly larger parking area at the front of the property to fit 3 cars.

The proposal will create a larger kitchen/ utility and family room on the ground floor, with 4 double bedrooms on the first floor accessed via a shorter, wider landing. The extensions will enable a family sized bathroom to also be provided, as well as en-suites to two of the bedrooms. The proposed extensions are all to the rear of the house and will not be visible in the street scene. The house itself sits back from the road, behind mature beech hedges, these being a dominant feature in the street scene of Buckmore Avenue (see attached photograph). The property is subject to the National Park designation but not to any other designations or restrictions.

As set out below, the proposal is fully compliant with the South Downs Local Plan (principally Policy SD5 which requires that development proposals will only be permitted, inter alia, where they avoid harmful impact upon, or from, any surrounding uses and amenities); the Petersfield Neighbourhood Plan (principally Built Environment Policy BEP1); and the South Downs National Park Design Guide (principally sections relating to 'Landscape-Led' development and 'Residential Amenity'): -

1. The proposal embodies the required 'Landscape-Led' approach to development as required in the South Downs Local Plan, taking account of the character and appearance of the townscape of the National Park, through architect designed extensions which are

entirely appropriate to the scale, height, massing, bulk and siting of the host property. The extensions will be built in matching brick with the two-storey extension having hipped roofs to match the main house.

2. The residential amenity of the occupiers of the neighbouring properties is protected. As shown on the plans, the extension will fully comply with the tolerances set out in the 45-degree test and there will be no noticeable reduction in daylight received by these properties (Design Guide paragraph C.4.2.10). The attached photographs show the existing relationship to the neighbouring houses at 3 and 7 Buckmore Avenue. Neither of these neighbouring properties have any principal windows on their side elevations facing towards no. 5, and their rear facing windows are not impacted upon by the extensions due to the distances involved. The stepped rear elevation of the 2 two storey extension will reduce the overall height of the roof towards no. 3.
3. The proposal has been designed to ensure there will be sufficient distance maintained with the house to the rear at 25 Buckmore Avenue. The distance of the windows of the 2 storey extension closest to the facing rear windows of this house will exceed the required 22m distance (Design Guide paragraph C.10.4.1). The proposal will also retain a rear garden depth of between 12.5 and 13m, exceeding the requirements for an ideal minimum rear garden depth of 10m for 2 storey houses with a northerly aspect (Design Guide paragraph C.10.1.4).
4. The application is accompanied by a completed 'Ecosystem Services Actions' Plan, in accordance with Policy SD2 of the South Downs Local Plan, setting out the actions proposed to meet the specified criterion. The property benefits from large, mature landscaped gardens to front and rear, with established hedgerows and planting. There is scope and space in the garden and about the dwelling to introduce a number of additional beneficial features towards improving ecology, including a sedum roof to the flat roof extension, space for rainwater harvesting butts, an air source heat pump etc. The existing pond will be relocated and remodelled.

In summary, I can confirm that the proposal represents the sensitive extension of the host property, in character with Buckmore Avenue which predominantly contains large, detached houses in sizeable plots. The proposed extensions/ alterations are all to the rear of the house and will not be visible within the street scene. The proposal will have no impact on the character of the street scene or on the National Park but will add much needed floorspace to this family house in a similar way as carried out to other nearby properties. As set out, the proposal has been sensitively designed and fully meets the requirements of the South Downs Local Plan, the Petersfield Neighbourhood Plan and the South Downs National Park Design Guide.

I trust you will be able to support my planning application. Please do contact me in case of any queries.

Yours faithfully,



*Encl: Photographs of the site and environs.*



© Google Earth – application site (marked with blue star) viewed in the context of the sizeable footprints of surrounding dwellings.



Photograph of 5 Buckmore Avenue, taken from the roadside, Feb 24





*Photograph taken Jan 24 showing the existing rear elevation of 5 Buckmore Avenue. Photograph also shows the roof of the orangery and side facing incidental windows at no.3*



*Photograph taken Jan 24 showing the existing rear elevation of 5 Buckmore Avenue and its conservatory. The photograph also shows the side/ rear elevation of the garage to 7 Buckmore Avenue*