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"Glebeland"
Sands Road
The Sands
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Planning Statement

Proposed Extensions & Alterations

"Hedges"
Parkstone Road
Ropley
Alresford
Hampshire
SO24 0EW

Mr & Mrs J Griffiths.

AJW February 2024



General

The Site

The site is situated on an unadopted private road. Comprising a mixture of styles, sizes, but mainly detached houses. It is presently comprises of a part rendered, brickwork plinth and clay tiled roof substantial detached house and a flat roofed garage (to be demolished) set in a large "L" shaped, lawned garden with mature hedges and trees to the boundaries. The existing access will remain. The site is gently sloping and is slightly higher level than Parkstone Road. It is not in a conservation area or a high risk flood zone and the current building is not listed

Surroundings

Parkstone Road comprises generally of larger dwellings of mixed characterisation and no common style or common building line. The materials used in construction are equally varied with no common theme. There are Substantial hedges and trees to the boundaries with the adjacent properties

Planning History

Plans have been already been approved for a replacement garage and for extensions and alterations to the existing house

Proposed development

After further consultations with the applicants regarding the original design as approved, they felt that there was a need to increase the size of the South East element of the extension to suit their family needs. The front and the South east element of the works remaining as approved. Care has been taken to follow the features and style of the existing house with regard to carefully matching design and external finishes.

Bio-diversity

A survey was undertaken and Bats were roosting within the roof space. A mitigation plan was approved, and this will be modified to suit the the new proposal.

Planning Policy

Care has been taken to ensure that the design complies with East Hants Planning Policy and Guidelines.

Conclusion

Whilst slightly larger than the already approved extensions, the site is suitable for the revised design and it will not impact on the overall appearance of the original house from a general view or impact on the direct neighbours.