

TREVOR J. BELL

ARCHITECTURAL TECHNICIAN

Architectural Services.

3 Church Cottages, Blackmoor, Liss, Hants. GU33 6BW.

Our ref: T798

Your ref:

Date: 16th February 2024.

Planning Department

EHDC

Penns Place

Petersfield

GU31 4EX

Dear Sir/Madam,

Re: Office at Magpie Farm, Common Hill, Medstead GU34 5LZ.

We have submitted the attached Full Planning application for the above proposal via the Planning Portal under their reference number PP-12806298. The relevant fee of £293.00 has also been paid electronically. I have attached all the relevant drawings and paperwork so I trust you will have sufficient information to determine this application.

We are submitting this retrospective application to formalise a building which has already been partially completed. This building was originally intended for an alternative use but this has been refused by your office and a subsequent Planning Appeal also upheld your position. The owners are now proposing that the building be used as an office to support the existing on-site business. This therefore means that the applicants are not now seeking a Change of Use of the site.

Mr Hampshire operates a forestry management business and uses Magpie Farm as the base for the operations. Currently the office admin is undertaken in a small room in the main house and he is now keen to separate the domestic area from the business areas. This 'new' detached building will suit that requirement. It has easy access from the house but is also close to hand for the barn and works yard.

I have submitted details of the building for your consideration and your office is already aware that it is currently present on site. The building has basically been formed using 2 steel shipping containers which have been welded together. Those had been present on site for many years. It has now been clad externally with stained timber boarding and a shallow pitched roof has been formed over the top. This has made the structure more aesthetically pleasing than the basic look of the containers. The steelwork shell has been adapted internally to form one large space and externally doors and windows have been cut in to provide access, natural lighting and ventilation. The structure sits on an existing concrete raft.

The position is set outside the residential curtilage within the original agricultural designated area. It is a small structure that sits next to an existing large barn of typical agricultural format. This barn dwarfs the proposed office. The site is well provided with existing mature trees and hedging which help soften the impact on the surrounding area. The planting will be enhanced in the immediate area of the office to provide a more satisfactory landscaped appearance. Access to the building will be via footpath only. Vehicle access would only be used for an emergency or essential maintenance reasons.

The existing mature trees and hedging around the site will not be removed or disturbed during the works thereby maintaining the screening and natural habitat provisions for local wildlife. The

potential disturbances due to any relevant site groundworks have already been undertaken so no future detrimental impact will occur in that respect.

The office will be used by Mr Hampshire and it is not intended to employ any more full-time staff to also occupy the space. One part time assistant may be employed to help with the financial accounts but that would only be for few hours a week. This would mean the traffic movements to and from the site will be unaffected by the proposed use.

There is an existing HCC Right of Way alongside the north eastern boundary but outside the Magpie Farm curtilage. The proposal will not affect the use of that or create anything that is detrimental to the public enjoyment of that footpath.

Generally, this is a modest size building which sits within an existing developed site and is in keeping with the rural character of the area. The office cannot be seen from the highway so it has no impact on the streetscene. The use will not cause any noise or air pollution so the neighbouring residents/area will be unaffected. Furthermore, there will be no increase in traffic to and from the site so the Highway Safety will be maintained as existing.

I trust all the details above and those shown on the submitted drawings are all self-explanatory but should you require any further clarification of the proposals then please let me know.

Yours faithfully

Trevor Bell