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4th March 2024

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

Dear Sir/Madam

Householder Planning Application: 2 London Road, Holybourne, GU34 4EG

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

Approval is sought for the following:

- Demolition of detached garage and outbuilding at rear.
- Erection of new front / side and rear extension with double storey side extension.

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
- Completed CIL Form.

The applicant has paid the planning application fee online.

The Site

- 2 London Road is a three bedroom semi-detached property dating from the 1960s.
- The site boundary measures 395.19 sqm.
- The property is on a south-east (front) to north-west (rear) axis.
- The house is finished in bricks with feature tile hanging on the front first floor elevation. The roof is pitched with a gable end and finished with plain tiles.
- The plot includes a detached garage and outbuilding at the rear for storage purposes.

Planning History

An online search of East Hampshire Planning Portal shows there have been no previous applications at this address.

The Proposal

- Approval is sought for the following:
 - Demolition of detached garage and outbuilding at rear.
 - Erection of new front / side and rear extension with double storey side extension.
- The proposed net gross external area (GEA) measures 127.19 sqm.
- The proposed extension will extend out 3.5m from the original rear wall, 5.4m from the original side wall and 2m from the original front wall.
- The proposed first floor will extend out from the side wall by 5.4m. The front wall will be setback 0.25m from the original front wall. The rear part of the first floor extension will extend out 3.5m beyond the original rear wall.
- The ridge line of the proposed roof will sit below the original ridge line of the existing house.

- The proposal will use high quality materials, with a visually appealing material palette, to enhance the design aesthetics.
- It is considered that the design will not have a negative impact on the surrounding neighbours and the street scene. It is noted that the adjoining property, No. 4 London Road, has been significantly extended and altered from its original form.
- 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 planning policies listed below:
 - *East Hampshire District Local Plan: Joint Core Strategy*
 CP1 - Presumption in favour of sustainable development
 CP2 - Spatial Strategy
 CP27 - Pollution
 CP29 - Design
 CP31 – Transport
 - *East Hampshire District Local Plan: Second Review (2006)*
 HE2 - Alterations and Extensions to Buildings
 - *Alton Neighbourhood Plan (2021)*
 DE2 – Building Design and Town Character
 TR5 – Parking Provision and Standards
 - *Residential Extensions & Householder Development SPD July 2018*
 - *Vehicle Parking Standards SPD July 2018*

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



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