

**Sanders Design
Services Ltd**

81 Studley Avenue, Holbury SO45 2PP



Sanders Design Services Ltd
95 Cedar Road
Hythe SO45 3PX

023 80207195 - info@sandersdesignservices.co.uk



81 Studley Avenue, Holbury

1. Site

The application site located within the built up area of Holbury and contains a semi detached dwelling.



2. Site & Planning History

The New Forest District Council website shows the following planning history in relation to the site.

Attached dwelling

Ref. No: ENQ/23/20317/ERES | Validated: Thu 30 Nov 2023 | Status: Unknown

Two-storey side extension to form a new dwelling

Ref. No: 18/11025 | Validated: Mon 30 Jul 2018 | Status: Decided

Two-storey front extension; single-storey side extension; front dormer; rooflight

Ref. No: 15/11695 | Validated: Mon 23 Nov 2015 | Status: Decided

First-floor side extension; use of garage as ancillary living accommodation; fenestration alteration...

Ref. No: 14/10321 | Validated: Tue 04 Mar 2014 | Status: Decided

3. Proposal

This proposal seeks permission for the extension of the existing dwelling to the front and side to create an attached 2 bed dwelling.

4. Design

This application follows the submission of pre application advice request ENQ/23/20317/ERES which confirmed the support, in principle for the development. The planning officer stated that

“Overall it is considered that in principle the proposal is likely to be acceptable in Officers view however further consideration should be given to the front parking area and soft landscaping/planting proposed to ensure that the development is reflective of the surrounding streetscape.”

The plans have therefore been amended to retain the existing hedge at the front of the property by removing one of the parking spaces for the new dwelling. It was acknowledged in a previous application that one on-site parking space would be sufficient due to the unrestricted on road parking available.

It was suggested that a PRA be provided due to the works to the existing roof, this is included with the application and confirms the building has negligible potential for bats.

In terms of design and impact the planning officer identified the works replicated the design which was approved in 2015 and that it is considered the proposal would not give rise to any unacceptable impacts upon the amenities of neighbours in terms of loss of light, privacy or being overbearing.

5. Parking

Parking is provided to the front of the site for both the existing and proposed property along with an EV charging point for the new dwelling.

6. Bins & Bikes

Covered and secure cycle storage is provided to the rear of the new dwelling and bin storage is to the front of the site.

7. Biodiversity

The required biodiversity checklist accompanies this application along with a PRA and the proposal includes the provision of swift boxes to the side elevation.

8. Broadband

The site will be provided with the highest speed broadband available in the locality.

9. Nitrate Neutrality & Mitigation

The supporting documents included with the application include a nitrate budget calculator and water quality checklist.

10. Energy Statement

The proposed works will be subject to the new building regulation requirements which came into force in June 2022. The new building regs comprise uplifts to Approved Document L, Conservation of fuel and power and Approved Document F, and the creation of Approved Document O, Overheating, and Approved Document S, Infrastructure for charging electric vehicles.

New build homes will be required to produce at least 31% less carbon emissions with non-residential needing to be 27% less. This is most likely to be achieved by the use of electric heating. The new regulations will also require an uplift in the U Values of walls and glazing.

All lighting will be 100% energy efficient.

11. Flood Risk

The Environment Agency website does not identify the application site as being at risk from flooding.

12. Land Contamination

Due to the historic use of the site contamination is not expected.