

Petersfield Society Comments on Planning Applications to be considered by Petersfield Town Council Planning Committee at its video conference meeting on Tuesday 31 August 2021 starting at 18:30hrs.

SDNP/21/03949/HOUS | Two storey rear extension and infill of front porch | 143A The Causeway Petersfield Hampshire GU31 4LN. *Applicant: J Broad. Agent: M2 Architecture. Case Officer: Kate McLoughlin. Ward: Causeway.*

1. We have **NO OBJECTION** to this application in principle and in detail for the following reasons but **SUBJECT TO** the following comments and caveat on sustainability.
2. The design appears to meet the policy requirements of the South Downs Local Plan (SDLP), Petersfield Neighbourhood Plan (PNP), and Petersfield Town Design Statement (PTDS) except for those concerning sustainability.
3. The proposal includes for the use of uPVC, a highly unsustainable material. This is unacceptable in the face of the climate emergency. The Building Services Research and Information Association (BSRIA) defines sustainable construction as “the creation and responsible management of a healthy built environment based on resource efficient and ecological principles”. The principles include minimising non-renewable resource consumption, enhancing the natural environment and eliminating or minimising the use of toxins thus combining energy efficiency with the impact of materials on occupants.
4. Energy used in the manufacture of uPVC (embodied energy) has been shown to be as high as 2,224 kWh/tonne. In comparison indigenous softwood is as low as 158 kWh/tonne (CIRIA). uPVC may contain Phthalates, a group of endocrine-disrupting chemicals readily absorbed through the skin or through inhalation. According to the Breast Cancer Fund, a 2012 study found that women exposed to phthalates have nearly a fivefold increase in risk for premenopausal breast cancer. Phthalates have also been linked to other medical conditions.
5. The use of uPVC is contrary to the provisions of SDLP policies SD1: Sustainability, SD5: Design and SD48: Climate Change and Sustainable Use of Resources, South Downs SPD on Sustainable Construction and draft Design Guide, PNP policy BEP7: Sustainability, and PTDS 6.4.1: Sustainable Building Design.
6. The application simply identifies facing materials as 'Facing brick' for Walls, 'Concrete tiles' for Roof, 'uPVC' for Windows and 'uPVC' for Doors. Other information concerning such matters as bargeboards and fascia is also missing. No pre-application advice was sought from the LPA. This is a shame. Such advice would have helped the applicant understand the detail required in an application. We would expect the lack of detail to be covered by suitable conditions in any approval.

SDNP/21/03080/FUL | Change of use from A1 to Sui Generis (dog Groomers/shop for dog goods) | 51 Chapel Street Petersfield GU32 3DY. *Applicant: Miss Sadye Bellamy. Agent: None listed. Case Officer: Kate McLoughlin. Ward: St Peter's.*

1. We have **NO OBJECTION** to this application for the following reason.
2. The use proposed is not specifically a retail use, but it is an appropriate use in a business area of the Conservation Area.

SDNP/21/03598/OUT | Outline - Demolition of existing dwelling and erection of 24no. flats with access and all other matters reserved. | Oakfield Love Lane Petersfield GU31 4BW. *Applicant: Mr Barry Wright. Agent: WPS Planning. Case Officer: Ms Sabah Halli. Ward: St Peter's.*

1. We **OBJECT** to this application for the following reasons.
2. The proposal constitutes significant over-development of a relatively small site.
3. Some trees remain after the butchery of the Oak trees last year. These should be safeguarded.
4. Too few car parking spaces are proposed.
5. The design is humdrum, banal, unexceptional and completely unacceptable since it is wholly contrary to the highest standards of design required by the South Downs Local Plan (SDLP) policy SD5: Design, Petersfield Neighbourhood Plan policy BEP1: Design, character, setting and quality, and the guidance of Petersfield Town Design Statement in paragraphs 5.1.2: Setting, Character and Landscape, 6.1.2: Design and Architecture, and 6.3.2: Traditional Local Design/Vernacular, and the guidance of the emerging South Downs Design Guide Supplementary Planning Guidance.
6. The design appears to take no account of the climate crisis or sustainability especially as contained in SDLP policies SD1: Sustainability, SD48: Climate Change and Sustainable Use of Resources, South Downs SPD on Sustainable Construction, PNP policy BEP7: Sustainability, and PTDS 6.4.1: Sustainable Building Design.
7. For the reasons above this application should be withdrawn or refused.

SDNP/21/03649/FUL | Demolition of existing dwelling and erection of 5no. detached two storey dwellings | Oakfield Love Lane Petersfield GU31 4BW. *Applicant: Mr Barry Wright. Agent: WPS Planning. Case Officer: Ms Sabah Halli. Ward: St Peter's.*

1. We **OBJECT** to this application for the following reasons.
2. The proposal constitutes gross over-development of the application site.
3. All trees, bushes and hedging should be retained and safeguarded.
4. The design is dreadful. It is mediocre in the extreme, banal, and completely unacceptable. It is wholly contrary to the highest standards of design required by the SDLP policy SD5: Design, PNP policy BEP1: Design, character, setting and quality, and the guidance of PTDS in paragraphs 5.1.2: Setting, Character and Landscape, 6.1.2: Design and Architecture, and 6.3.2: Traditional Local Design/Vernacular, and the guidance in the emerging South Downs Design Guide SPD.
5. The design appears to take no account of the climate crisis or sustainability especially as contained in SDLP policies SD1: Sustainability, SD48: Climate Change and Sustainable Use of Resources, South Downs SPD on Sustainable Construction, PNP policy BEP7: Sustainability, and PTDS 6.4.1: Sustainable Building Design.
6. The layout proposed is much too tight and includes little by way of tree and hedge planting. It is contrary to SDLP policies SD4: Landscape Character, SD9: Biodiversity and Geodiversity, SD11: Trees, Woodland and Hedgerows, SD45: Green Infrastructure, PNP policies NEP5: Environmental Setting, NEP7: Biodiversity, Trees and Woodlands, PTDS guidance 8.2.1: Open Space and Trees, and Petersfield Biodiversity Management Plan (PBAP).
7. For the reasons above this application should be withdrawn or refused.

SDNP/21/03997/LDP | Lawful development certificate proposed single storey rear extension following demolition of existing conservatory | 28 Lower Heyshott Petersfield GU31 4PZ. *Applicant: Mr Stuart Pearson. Agent: VECA Architects Ltd. Case Officer: Ashton Carruthers. Ward: St Peter's.*

1. We have **NO COMMENTS** to make on this application.
2. The application is for a legal determination by the Local Planning Authority.

Note: One of our trustees has an interest in this application and therefore, in accordance with our procedures, has taken no part in the preparation of these comments.

SDNP/21/03888/HOUS | Single Storey rear extension | 63 Marden Way Petersfield GU31 4PW. *Applicant: Mr & Mrs Buck. Agent: Jaunty Angles. Case Officer: Bernie Beckett. Ward: St Peter's.*

1. We have **NO OBJECTION** in **PRINCIPLE** to this application but suggest the following comments and recommendations are taken into account during the determination process.
2. It appears the proposed rear extension will not be visible from the street and will have minimal impact on adjacent neighbours.
3. However, it is recommended that the applicant engages in conversation with the LPA Case Officer in order to arrive at a design more in keeping with the existing dwelling.
4. The thermal efficiency of the proposal is also a concern. Guidance published in chapter 4 on page 19 of the emerging South Downs Design Guide SPD will be helpful in this respect.

SDNP/21/03655/LDP | Lawful Development Certificate for Proposed use or Development - New front porch and single-story rear extension | 9 Eastlake Close Petersfield GU31 4ES. *Applicant: Ivan Huntington-Thresher. Agent: None listed. Case Officer: Bernie Beckett. Ward: Heath.*

1. We **OBJECT** to this application for the following reasons.
2. The application is for the LPA to issue a Lawful Development Certificate confirming that the proposals constitute permitted development ie that which can be carried out without a planning application or permission. Given previous application SDNP/20/04146/HOUS approved on 21may21, we are surprised the proposals are not covered by a full planning application.
3. The present proposal is for a large flat-roofed ground floor extension with a footprint area of 38.2sqm as dimensioned on SurveyCloud Ltd drawing SD20561-P2.0 revA. The extension is in addition to the enlargement previously approved.
4. Previous application SDNP/20/04146/HOUS was accompanied by an additional statement which stated that 'The proposed development will replace (these) unsightly flat roofs with a more visually appealing pitched, tiled roof that blends with the rest of the house.' Our comments at the time welcomed this development. LPA approval was granted on this basis.
5. The present application is for a large extension with a flat roof which the applicant has previously described as 'unsightly'. We agree with this description. More than this, we submit the flat roof with 3no rooflights is not in keeping with either the original dwelling or the changes to the dwelling previously approved.
6. The design of the proposed extension is contrary to the provisions of South Downs Local Plan policies SD5: Design and SD3: Extensions, South Downs Technical Advice Note on Extensions, the South Downs draft Design Guide Supplementary Planning Document, Petersfield Neighbourhood Plan policy BEP1: Design, Character, Setting and Quality, Petersfield Town Design Statement 6.3.2: Design Guidance.

7. We are concerned to note the application proposes the use of uPVC. uPVC is a highly unsustainable material. The Building Services Research and Information Association (BSRIA) defines sustainable construction as “the creation and responsible management of a healthy built environment based on resource efficient and ecological principles”. The principles include minimising non-renewable resource consumption, enhancing the natural environment and eliminating or minimising the use of toxins thus combining energy efficiency with the impact of materials on occupants.

8. Energy used in the manufacture of uPVC (embodied energy) has been shown to be as high as 2,224 kWh/tonne. In comparison indigenous softwood is as low as 158 kWh/tonne (CIRIA). uPVC may contain Phthalates, a group of endocrine-disrupting chemicals readily absorbed through the skin or through inhalation. According to the Breast Cancer Fund, a 2012 study found that women exposed to phthalates have nearly a fivefold increase in risk for premenopausal breast cancer. Phthalates have also been linked to other medical conditions.

9. The use of uPVC is contrary to the provisions of South Downs Local Plan policies SD1: Sustainability, SD5: Design and SD48: Climate Change and Sustainable Use of Resources, South Downs Supplementary Planning Document on Sustainable Construction and draft Design Guide, Petersfield Neighbourhood Plan policy BEP7: Sustainability, and Petersfield Town Design Guide 6.4.1: Sustainable Building Design.

10. For the above reasons we submit this application for a LDP should be withdrawn or refused.

SDNP/21/02864/CND | Variation of Condition 17 of permission SDNP/53228 (on EHDC website) to allow the building to be used for mixed commercial uses captured by the new use class E (additional information (Highways Technical Notes) received on 23/08/2021) | Buckmore Studios Beckham Lane Petersfield GU32 3BU. *Applicant: Mr N Armitage. Agent: Advoco Planning Limited. Case Officer: Matthew Harding. Ward: Bell Hill.*

1. We have **NO OBJECTION** to this application **SUBJECT TO** the following change.

2. Access should be from the Premier Inn site. Beckam Lane should no longer be used for access.

SDNP/21/04189/TPO | Crap Apple - Fell. Wild Cherry - Fell. No replacement trees planned. | 24 Grenehurst Way Petersfield Hampshire GU31 4AZ. *Applicant: Miss Charlotte Carrington. Agent: None listed. Case Officer: Adele Poulton. Ward: St Peter's.*

We have **NO COMMENTS** to make at this stage on this application.

SDNP/21/02757/TPO | T1 Oak Tree - 18 metre in height with spread of 9 metre. Reduce height and spread by 2 metres to maintain size. T2 Oak Tree - 20 metre in height with a spread of 9 metre. Reduce height and spread by 2 metres to maintain size. T3 Oak Tree - 18 metre in height with a spread of 13 metres. Reduce height and spread by 2 metres to maintain size. | 59 Durford Road Petersfield GU31 4ER. *Applicant: Mr Alan Foley. Agent: MSP Tree Care. Case Officer: Adele Poulton. Ward: Heath.*

We have **NO COMMENTS** to make at this stage on this application.

SDNP/21/03903/HOUS | First floor extension to rear | 15 Pulens Crescent Petersfield Hampshire GU31 4DW. *Applicant: Mr & Mrs Andrew McClung. Agent: Both Creative. Case Officer: Luke Turner. Ward: Heath.*

1. We **OBJECT** to this application for the following reasons.
2. No15 Pulens Crescent is currently a 3-bedroom house with a GIA floor area of approximately 115 m2. It is hence a small dwelling protected by the SDNPA Technical Advice Note on extensions to dwellings which states that three-bedroom dwellings with a Gross Internal Area of less than 120 m2 should be protected. Extending this building would mean a loss of a unit of smaller potentially affordable housing stock within Petersfield.
3. Furthermore the extension proposed would appear to be oversized and potentially harm the enjoyment of the neighbours' adjacent gardens by the introduction of overwhelming size and mass. The potential for overlooking is another issue to be considered.

SDNP/21/03490/LIS | Listed Building consent - Alterations to garage comprising , External alterations: - new double glazed window to front, replacing exiting frosted glazed window, replacement wooden fascia to front (already on existing listed building permission), 2 x conservation style rooflights, replacement garage doors and small soil vent pipe for toilet. Internal alterations - Insulation to ceiling and walls with over boarding to allow for breathability and partition walls to create an office space and toilet | 48 College Street Petersfield GU31 4AF. *Applicant: Mrs Jennifer Pigden. Agent: None listed. Case Officer: Jon Holmes. Ward: St Peter's.*

1. We have **NO OBJECTION** to this application **SUBJECT TO** the LPA Conservation Officer's pending comments and the following comments.
2. The quality of presentation of the submitted drawings is poor but just about understandable.
3. The proposal would appear to be sensible and is likely to to turn this existing outbuilding into a more usable space and extend the durability of the existing fabric.
4. There is no change to the volume of the building.
5. Any approval should include a condition that new doors and window frames should be completed in timber with details to the approval of the Conservation Officer.

SDNP/21/03201/FUL | Two rapid electric vehicle charging stations with associated equipment within the car park of McDonald's, Petersfield, Winchester Road. | Mcdonalds Restaurant Winchester Road Petersfield GU32 3BS. *Applicant: Instavolt. Agent: None listed. Case Officer: Danielle Hall. Ward: Bell Hill.*

1. We have **NO OBJECTION** to this application by Instavolt Ltd for the following reasons.
2. The Government's November 2020 'Ten Point Plan for a Green Industrial Revolution' promotes the increased use of electrically powered vehicles.
3. An increasing use of private vehicles despite Petersfield Neighbourhood Plan promoting walking and cycling over driving.
4. Petersfield can expect therefore to see many more applications for charging stations across the parish notwithstanding South Downs Local Plan policies SD19: Transport and Accessibility, SD20: Walking, Cycling and Equestrian Routes, SD21: Public Realm, Highway Design and Public Art, SD22: Parking Provision, SD48: Climate Change and Sustainable Use of Resources, SD51: Renewable Energy, and SD54: Pollution and Air Quality, Petersfield Neighbourhood Plan policies BEP1: Design, character, setting and quality, BEP7: Sustainability, GAP1: Access for Pedestrians, Cyclists, Mobility Scooter Users, GAP3: Vehicular Traffic and Petersfield Town Design Statement guidance 6.1.2, 6.3.2, 6.4.1, 7.1.5, 7.2.4, 7.3.4, 8.2.1, 9.2.1 and 10.2.1.

SDNP/21/03381/HOUS | Installation of eight solar panels to the roof of the dwelling (as additional information received 18/08/2021) | 42 Lower Wardown Petersfield GU31 4PA. *Applicant: Mr Timothy Salter. Agent: None listed. Case Officer: Bernie Beckett. Ward: Heath.*

1. We have **NO OBJECTION** to this application **SUBJECT TO** the following reasons and caveats.
2. The applicant has taken advantage of the iChoosr Ltd Solar Together Hampshire scheme. This should not be seen as endorsement of the need for or type of solar panels to be installed but simply as a means for reducing the cost of the installation through group purchase operated by iChoosr Ltd working with HCC.
3. We are surprised that the pre-application advice obtained on 26may21 was that the reason for a planning application is because the dwelling has a public footpath to the rear (the southern boundary), the development cannot be considered as permitted development not requiring permission. Many other solar panels on roofs facing the public realm have been installed in the town without planning permission having been granted. Should these be subject to retrospective applications?
4. We cannot find in the application that the solar panels proposed meet the SDNPA requirement for non-reflective finishes. Any approval should be subject to a condition in this regard.
5. Given an increasing use of energy to maintain dwellings at the level of comfort required by occupants and a lack of retrofit insulation installation and other energy reduction measures, Petersfield can expect to see many more solar panel installations across the parish.
6. We would prefer the application to include solar thermal panels as well as the PV panels proposed and the installation of passive energy reduction retrofit measures concerning which we understand Petersfield Climate Action Network (PECAN) provides valuable free advice.

SDNP/21/03771/HOUS | Conversion of attic space and new gable end to provide habitable accommodation. Conversion of existing garage into a workshop. | 27 Bell Hill Petersfield GU32 2EH. *Applicant: Mr & Mrs Preston. Agent: Nouveau Architecture. Case Officer: Luke Turner. Ward: Bell Hill.*

1. We **OBJECT** to this application for the following reasons.
2. No27 Bell Hill is in a prominent position within the Petersfield townscape. It is in full public view from the A272 when approaching Bell Hill roundabout from the west.
3. The size, massing and volumes of the roof extension proposed to the side as well as the large rear dormer window are very awkward visibly. Both elements are oversized and clumsy in appearance.
4. The applicant should discuss these design issues further with the LPA Case Officer with regard to the highest design standards required by South Downs Local Plan policy SD5: Design, the Petersfield Neighbourhood Plan policy BEP1: Design, Character, Setting and Quality, and the emerging SDNP Design Guide chapter 4 on p19 relating to extensions.

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