

**Petersfield Society Comments on Planning Applications to be considered by Petersfield Town Council Planning Committee at its video meeting on Tuesday 07 December 2021 starting at 18:30hrs.**

**SDNP/21/05280/FUL** | Two-storey building with a commercial space at the ground floor, paired with a two-bedroom apartment at first floor following the demolition of an existing structure. | Units C & D 39 Chapel Street Petersfield Hampshire GU32 3DY. *Applicant: Mr Heinz Naef. Agent: Re-Format LLP. Case Officer: Danielle Willis. Ward: St Peter's.*

**Objection**

This proposal is to replace two single storey buildings, occupied currently by The Blacksmith's Daughter and part of Fez Restaurant, with a two-storey building providing shops at ground floor and a flat above.

The principle of the proposal is acceptable but any replacement must meet the highest standards of design, which at present it does not. Bakery Lane is currently made up of two-storey buildings with dormer windows, and single storey buildings, giving the feel of modest scale. This proposal is for a full two-storey building, more akin to the large building which fronts Park Road which is of a different scale to Bakery lane.

The proposed building dominate would Bakery lane, rather than complement it, and the proposed detailing of the building does not reflect the characteristics of the immediate area. A more sympathetic design would be acceptable.

**SDNP/21/05329/HOUS** | Single storey rear extension | 15 Sussex Road Petersfield Hampshire GU31 4JX. *Applicant Mr Dan Charlton. Agent: Mel Humphrey RICS C.Build E MCABE. Case Officer: Bernie Beckett. Ward: St Peter's.*

**No Objection.**

This house is the middle one of a terrace of three. The flat-roofed design is not ideal but any alternative solution involving a pitched roof may well overshadow the neighbouring property.

**SDNP/21/05375/FUL** | Remove a glass pane from one window on the first floor north elevation of the exchange. An aluminium louvre will be installed and fixed to the window frame. Also, panes of glass will be removed from two windows on the south elevation of the exchange. Two aluminium louvres will be installed and fixed to the window frames. The louvres will be mill finish to match existing louvres installed in the building. | British Telecom Telephone Exchange Charles Street Petersfield GU32 3EH. *Applicant: British Telecom. Agent: 4 CAD Services. Case Officer: Jon Holmes. Ward: St Peter's.*

**No Objection.**

The introduction of metal louvres replacing glass in three window openings will have little impact on the Telephone Exchange building which lacks any architectural interest.

However, we do support the Conservation Officer's view that any future applications for further louvre infills should be resisted. It may be worthwhile for the applicant to consider glazed louvres as an alternative as these may appear less intrusive.

**SDNP/21/05388/HOUS** | Loft conversion to include 3 no. rear dormer, skylights, solar panels and hip to gable roof alterations. Single storey rear extension (to replace existing conservatory) New front entrance porch. | 2 Mallards Lodge Heath Road West Petersfield GU31 4LA. *Applicant: Mrs Amy Meadows. Agent: JB Architecture. Case Officer: Bernie Beckett. Ward: St Peter's.*

**Objection subject to lack of detail.**

Mallards Lodge is not a particularly attractive building but set in a very prominent position overlooking the Heath Lake. The principle of flat roofed dormers are in general not supported by the SDNP design guidelines on house extensions but can be acceptable on small dormers with appropriate detailing. The proposed dormers on Mallards Lodge could, for example easily be roofed with a low pitched lead finish to ensure a softer, more appropriate look. The roof finish including the turn down into the gutters is currently described to be single ply membrane which can appear unduly flat and shiny if not selected carefully.

The applicant is recommended to ensure that any new upvc windows are sourced using certified recycled plastic. Powder coated aluminium windows in general look better.

Introducing gable ends to the roof is on balance acceptable. A few design clarifications and amendments to be discussed with the Case Officer would remove the objection.

**SDNP/21/05443/CND** | Removal of condition 4 of planning permission SDNP/21/03201/FUL - A bat/bird roosting unit cannot be installed on the application site as there is no suitable location for it to be installed within our site boundary. We do not have consent to build these boxes outside of our site boundary as this is land owned by others. The 2 x chargers will be built on only a small portion of the overall site (shown red on the location plan drawing), with the rest of the site remaining in McDonald's ownership (shown blue on the location plan drawing). Unfortunately, the bat/bird unit cannot therefore be placed anywhere else on the site. | McDonalds Restaurant Winchester Road Petersfield GU32 3BS. *Applicant: InstaVolt Ltd. Agent: None listed. Case Officer: Danielle Willis. Ward: Bell Hill.*

**Objection.**

We simply do not accept that there are no suitable locations somewhere on the site to incorporate Bat and Bird Boxes. We also take a very dim view of an international company trying to elude its Planning Condition obligations. At the very least the company should provide some professional evidence to support their claim.

**SDNP/21/05576/HOUS** | Front porch extension | 27 Sandy Close Petersfield GU31 4HF. *Applicant: Mr Thomas. Agent: SurveyCloud Ltd. Case Officer: Bernie Beckett. Ward: Heath.*

**No Objection.**

This is a larger lean-to extension to replace front porch with porch and new shower room. The proposal is in keeping with the house.

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