

Comments of Petersfield Society on Planning applications to be considered at the Petersfield Town Council Planning Committee Meeting of 1st February 2022.

SDNP/21/03755/FUL | Demolition of the existing Bulmer House and construction of a new 56 apartment extra care scheme and day centre with associated landscaping | Bulmer House 4 Ramshill Petersfield GU31 4AP. SDNPA Called In. *Applicant: Housing 21. Agent: WWA Studios. Case Officer: Richard Ferguson. Ward: St Peter's.*
REFUSED by SDNPA on 27 Jan22.

SDNP/21/05726/HOUS | Demolish existing single-storey side extension on both sides due to poor construction and poor thermal efficiency. Construct new side extension, Single storey, and two-storey to replace the existing, following demolition of existing single-storey rear conservatory and built existing store, new single storey extension to rationalize the ground floor living areas, replace the existing utility with new construction and provide a larger ground floor WC. Front porch extension. Change from window to bay window. Changes to fenestration to upgrade the windows and new electric sliding gate to front driveway entrance with sensor/remote control (as amended by gates plans received 20.01.22) | 64A The Causeway Petersfield Hampshire GU31 4JS. *Applicant: Mr & Mrs Farhall. Agent: Hampshire Design Consultancy Ltd. Case Officer: Rosie Virgo. Ward: Causeway.*

No Objection: The implemented changes to the gated access now makes this proposal acceptable. We have no further comment on the building design; this was found to be appropriate the last time this application came up for review.

SDNP/21/06130/HOUS | Rear two storey extension | 3 Charles Street Petersfield GU32 3EH. *Applicant: Mr Bridgeman. Agent: James Allen. Case Officer: Rosie Virgo. Ward: St Peter's.*

.PREAMBLE

1. This application should be considered jointly with SDNP/21/04640/FUL which, taken together with SDNP/21/06130/HOUS, concerns the development of No3 Charles Street. Both applications are 'in progress'. It is fortunate that the LPA Case Officer is the same for both applications and will, no doubt, consider the development of No3 Charles Street as a whole.

2. Application SDNP/21/04640/FUL proposes splitting the property into two with a new dwelling constructed in the garden of the existing dwelling thus doubling the density of the site and substantially reducing its garden. Application SDNP/21/06130/HOUS proposes a rear extension to the existing dwelling.

3. No3 Charles Street is located immediately adjacent to Character Area 2 of Petersfield Conservation Area. Any development on the site would affect the character of Charles Street and the Conservation Area.

4. No pre-application advice has been sought from the LPA.

RECOMMENDATION

5. **No objection** subject to amendment.

REASONS

6. The application concerns the existing dwelling at No3 Charles Street which, consequent upon splitting the site into two is proposed to lose the majority of its garden.

7. The Planning Statement does not mention the proposed adjacent plot with a new dwelling. It states that existing car parking will not be affected, that the plot lies between an access to the car park and a small stream and that because there are no dwellings adjacent to the site there will be no adverse impact on local residents. These statements are misleading when considering application SDNP/21/04640/FUL for a new dwelling set 1m from the existing.

8. The Additional Statement confirms that additional planting will improve the environment and increase greening in the area. The plans do not show any additional planting. The confirmation is somewhat disingenuous since the plans and application SDNP/21/04640/FUL show that more than 50% of the garden including its green planting has been excluded from the site.

9. The proposed floor plans and elevations show the addition of a new 3.64m x 2.0m ground floor single-story lean-to extension to accommodate a utility room and cloakroom opening off the kitchen with door access to the side and front garden. This restricts car parking on the south side to 2 spaces even though the application holds that car parking arrangements would not be affected.

10. The north elevation of the existing dwelling - including two staircase windows and one bedroom window - is proposed as a new property boundary running west to east splitting the existing property into two. The boundary is extended to the east and demarcated with a 1.8m close-boarded boundary fence. The boundary is also shown in application SDNP/21/04640/FUL. The installation of such boundary fencing is increasingly downgrading the character and quality of the town. Historic boundaries within the town and Conservation Area are characterised by their brickwork construction. The proposed fencing should be reconsidered. Post and rail fencing or brickworks should be used in this case, not close-boarded fencing.

11. The application states that the extension walls would be constructed using 'stock' bricks. This specification should be amended to brickwork to match existing to include brick bonding and mortar.

12. No information is given on window and door framing. It should be painted timber as originally employed. The Case Officer is encouraged to condition any approval to include the replacement of any doors and door/window framing in the existing dwelling which have suffered unsuitable replacement. Charles Street is blighted with unsuitable replacement windows and doors including those framed with unsustainable uPVC.

13. All new development is required to be sustainable. Little information is provided that the proposed development would address the challenge of climate change and be sufficiently sustainable for the 21st century or that it would meet the requirements of South Downs Local Plan policies SD48: Climate Change and Sustainable Use of Resources; SD50: Sustainable Drainage Systems; SD51: Renewable Energy, or similar policy requirements in Petersfield Neighbourhood Plan, or guidance in Petersfield Town Design Statement. No evidence is provided that the proposals will be insulated with fireproof and waterproof materials such as stone wool, that solar hot water collectors, solar PV arrays, heat pumps or heat exchangers with their housings are proposed or that the external envelope is designed to shed excessive rain or insulate against excessive heat.

14. The proposals should comply with national, regional and local policies, guidance and recommendations on design, including the highest standards of layout, detail, materials, proportion, scale, integrity, neighbourliness, on dark night skies, on sustainability in the face of climate change and on biodiversity. No evidence is provided on how these policy requirements would be met.

15. Compliance is essential with the provisions of the Environment Act 2021 s98 and Schedule 14: Biodiversity gain as condition of planning permission. Biodiversity Net Gain (BNG) is supported by the Local Authority Association. It aims to leave the natural environment in a measurably better state of no less than 10% than it was before works are carried out. No evidence is provided on how this requirement is to be met. We cannot find for example information on the integration of bat or bird boxes into brick/ stone walls or tile/timber wall cladding or roofing.. This is an unfortunate omission. For information on types of bat and bird boxes available see 'Designing for Biodiversity: A technical guide for new and existing buildings' by Gunnell, Murphy and Williams published by RIBA Publishing supported by the Bat Conservation Trust, RSPB, Buglife, Action for Swifts, The Barn Owl Trust, Swift Conservation and GreenSpec.

POLICY

16. Applicable policies, recommendations and guidance with which the proposals should comply include:

- South Downs Local Plan policies: SD1: Sustainable Development; SD5: Design; SD7: Relative Tranquillity; SD8: Dark Night Skies; SD9: Biodiversity; SD11: Trees, Woodland and Hedgerows; SD48: Climate Change and Sustainable Use of Resources; and SD51: Renewable Energy.
- South Downs National Park Authority Supplementary Planning Documents on Sustainable Construction and Design.
- South Downs National Park Authority Technical Advice Notes on Dark Skies; Ecosystem Services (Householder); and Extensions.
- Petersfield Neighbourhood Plan policies: BEP1: Design, character, setting and quality; BEP7: Sustainability; NEP7: Biodiversity, Trees and Woodlands.
- Petersfield Town Design Guide: Guidance 6.3: Design; 6.4: Sustainability; 8.2: Open Spaces and Trees.
- Petersfield Biodiversity Action Plan..

SDNP/21/06154/HOUS | Rear extension with roof terrace above and decking, following demolition of existing conservatory (amended description) | Hollybrake Tilmore Gardens Petersfield GU32 2JH.

Applicant: Mr G Henderson. Agent: Engineering Architecture Ltd. Case Officer: Katherine Pang. Ward: St Peter's.

No Objection (subject to analysis of potential overlooking by the case officer):

The extension design is basically appropriate although the window openings could have matched and complimented the main house design better. There is a question mark over the first floor large balcony over the extension. Some measure of permanent screening should be introduced in case overlooking of the neighbours garden is a problem. This is difficult to judge from the documents submitted not showing the relationship to the dwelling next door in levels and distance.

SDNP/21/06243/TPO | Beech Tree - Prune back, (for cutting points see photographs), approx 2.5 metres - 3 metres clearance 1 Firs Park. Approx 2.5 metres - 3 metres clearance 2 Firs Park. Approx 3 metres clearance 19 Home Way. Approx 4 metres clearance 20 Home Way. | 20 Home Way Petersfield Hampshire GU31 4EE. *Applicant: Mr John Meacher. Agent: None listed. Case Officer: Adele Poulton. Ward: Heath.*

SDNP/21/06268/HOUS | Single storey rear extension following demolition of existing conservatory | 15 Stafford Road Petersfield Hampshire GU32 2JF. *Applicant: Mr & Mrs Hannington. Agent: JB Architecture Design Ltd. Case Officer: Bernie Beckett. Ward: St Peter's.*

Comment. The proposed extensions have flat roofs, whereas the Design Guide prefers the use of pitched or lean-to roofs. We would prefer to see a solution with pitched roofs, as recommended in the Design Guide.