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Planning Development
East Hampshire District Council
Petersfield
Hampshire
GU31 4EX

Dear Sir/Madam

Erection of nine dwellings (Use Class C3) following demolition of existing buildings, creation of new vehicular access from Eddeys Lane following closure of existing access, together with associated parking and landscaping

I am writing in my capacity as Planning Agent acting on behalf of Cordage 15 Limited (the “Applicant”) to formally request planning permission for the erection of nine dwellings (Use Class C3), following demolition of existing buildings, creation of new vehicular access from Eddeys Lane, together with associated parking and landscaping.

The proposals represent the revitalisation of an underutilised and unmaintained area of brownfield land with the combined benefit of providing much-needed housing in East Hampshire District.

The application site comprises of a traditional, two story pair of semi-detached residential properties and a detached 2 story commercial property that has been converted into a convenience store linking up a number of single story outbuilding to the west of the site. The rear of the properties are accessed from the north eastern entrance leading to a parking area and land to the rear.

The two story pair of semi-detached dwellings include 3 bedrooms at first floor level and Lounge, kitchen and dining at ground floor. The dwellings which are in poor condition are traditional brick construction, under interlocking concrete tiles. The property does not lie within a Conservation Area.

The application seeks to make better use of the site as most of the rear site is underutilised and under dense vegetation. The proposal seeks to demolish the site and erect 9 new dwellings consisting of 3, 4 and 5 bed detached dwellings. The new build dwellings would be set back from the site frontage, following similar alignment to the dwellings to the west and south of the site.

Vehicle access to five of the dwellings will be provided via a new access road from Eddeys Lane, with four dwellings having private vehicle accesses from Southview Road. Visibility from each access point is considered good and is consistent with other dwellings along Eddeys Lane and Southview Road. Vehicle flows along these roads are considered to be very low, given the nature of the village setting and bollards blocking the road at the corner of the site.

Parking standards from the Vehicle Parking Standards SPD have been reviewed and the development proposals are considered to be in line with the relevant parking policy standards for residential dwellings in East Hampshire, which state that 2 and 3 bed dwellings should have 2 spaces, with 4 + bed dwellings having 3 spaces. In addition to this, 1 visitor space is required per 5 dwellings.

The Report on Marketing prepared by Clarke Gammon Wellers identifies that the building on the site was formerly occupied by a Londis convenience store and butcher. It was poorly located in a residential area, not on a main road, with limited customer parking. Its loss has a limited impact on the community given that there is a better located convenience store in the village, and it is concluded that the redevelopment of the site for housing would not conflict with either Policy CP16 or the NPPF.

Enclosed with this planning application is the following documentation:

- Completed application forms
- Completed Community Infrastructure Levy forms
- Topographical survey prepared by Encompass
- Existing and proposed plans prepared by Cordage Design
- Ecological Appraisal prepared by WYG
- Habitats Regulations Assessment prepared by WYG
- Report on Marketing prepared by Clarke Gammon Wellers
- Transport Statement prepared by TPA

The fee to be paid to the East Hampshire District Council for the application has been calculated to be £4,158.00.

I trust the enclosed will enable the Council to permit planning permission without undue delay.

If you have any queries relating the proposals, please do not hesitate to contact me directly on 01243 697707 or lauren@cpcplanningconsultants.co.uk

Yours faithfully

Lauren Parsons,
CPC Ltd.

Cc. Cordage 15 Limited
Encl. Application documents as above