

Planning, design and access statement:

Land at:  
Liphook Road, Haslemere

Outline application  
for the  
Erection of Two Houses  
(with all matters reserved)

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## **Outline proposals:**

The proposal is for the erection of two detached houses. It is an outline application with all matters reserved.

## **Site and planning constraints:**

This is the third application for this site in recent times, with the number of dwellings being reduced with each application. The first application was dismissed at appeal, with some of the Council's objections to development dismissed, while others were upheld.

The site is on the south side of Liphook Road, and bounded to the south by the main railway line. It is a triangular piece of land running to a point at the bridge where the road passes under the railway. The site falls from east to west, and stands higher than the road and its associated footpath. It is within the established built residential area.

The principal relevant planning policies are concerned with density of development, impact on the street scene and on neighbours. There will also be considerations relating to highways through visibility and parking provision and to the impact on heritage assets.

The site is within the 5km zone of influence of the East Hampshire Special Protection Area and the Wealden Heaths SPA. Under the European Habitats Directive the proposed development will be required to provide mitigation to any potential harmful impact that may occur as a consequence of the development. The applicant will make a unilateral undertaking to make a financial contribution toward this mitigation, if required.

There are three Listed Buildings within reasonable proximity to the site, namely Cherrimans; Brookbank with Middlemarch and the Staff of Life Public house.

A separate heritage statement is attached.

## **Detail proposals:**

This is an outline application with all matters reserved. An indicative site plan is included with the application to demonstrate that the proposed development is possible within the site. Indicative elevations, floor plans, and street views are also included.

It is proposed that each dwelling will be of sufficient size to meet the Nationally Described Minimum Space Standards for three to four bedroomed five person dwellings. It is proposed that they will be built over two floors with some of the accommodation being partially within roof-spaces, with dormer windows to front and rear. Heights are to be approximately 4.5m and 5m to eaves and 7.6m to 8m to ridge, with all heights measured from natural ground level centrally on front elevations. It is anticipated that both dwellings will have an active street frontage. However, following the indicative plan, one of the dwellings will be partially behind an existing wall.

Each dwelling will have good private external amenity space. Six parking spaces will be arranged to allow turning on site with all egress onto the highway being in forward gear.

The indicative house plans and elevations suggest traditionally styled dwellings taking cues from the locality, but also providing for modern preferences in terms of ways of living.

### **Flood risk:**

The site is not within a designated flood risk area and is of insufficient size to require a full flood risk assessment. Parking areas will be permeable to rainwater, and roof run-off will be dealt with on site.

### **Access:**

The site is within the built residential area with all facilities close by and/or accessible by public transport.

As this is an application for private domestic dwellings that are not publicly accessible there is no requirement for a formal access statement.

The dwellings will be built to conform with Part M of the Building Regulations which will tend to demonstrate that they meet the requirements of legislation concerning access into and within the dwellings.

### **Summary:**

The application does not seek to make detailed proposals for design, layout, access and landscaping, but to establish the principal that the site may be developed for the purposes of providing new dwellings. The indicative site plan and further drawings provided support this proposal.

The submitted scheme makes reasonably efficient use of land to provide addition dwellings within the built area on a site that is currently unused and has no other beneficial use.