

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE  
MEMBERS OF THE PLANNING & TRANSPORT COMMITTEE  
TUESDAY, 16<sup>th</sup> AUGUST 2022**

**The scheduled meeting of the committee on 17<sup>th</sup> August will not take place due to unforeseen circumstances, but members of the committee have considered the following applications via e-mail and their responses submitted to the chair of the committee. Under the Planning & Transport Committee Scheme of Delegation the following comments have now been submitted to East Hampshire District Council**

**PLANNING APPLICATIONS**

**Notification of Full Planning Consent**

1. 23599/015      Site Address: The Corner House, Amery Street, Alton, GU34 1HN  
Proposal: Proposed change of use of existing first floor office (E) to residential flat (C3), along with internal and external alterations.  
Internal works - Include the removal or partial removal of some internal walls, and repair/replacement of some internal ceilings - the installation of new internal walls, a new kitchen and new bathroom, both within the 'modern' part of the building. External works include: The repair/replacement of damaged render - the replacement of one wooden casement window - repainting and general repairs to the building.  
**NO OBJECTION subject to conforming to the recommendations of the Conservation Officer in respect of external materials to match and windows to be installed as per specifications submitted by the applicant**
  
2. 59438/001      Site Address: Grafton House, Green Barn Farm, Selborne Road, Selborne, Alton, GU34 3HL  
Proposal: Construction of two outbuildings, a 'dutch barn' shed to be used for personal storage and a garden room/home office  
**NO OBJECTION**
  
3. 59801            Site Address: Land adjacent to Venture Park, Selborne Road, Selborne, Alton  
Proposal: Construction of footbridge and footpath  
**NO OBJECTION**

**Notification of Pre-Decision Amendment**

1. 29008/007      Site Address: 15 Lenten Street, Alton, GU34 1HG  
Consultation of Full Planning application.  
Proposal: Construction of 2 houses, following the demolition of existing redundant outbuilding (amended plans received on 04/01/2022, additional information received on 21/01/2022, 22/05/2022 and 27/07/2022 (amended description 04/08/2022).  
Amendment Details:

Additional information - Bat Report, received on 21 May 2022  
**THE COMMITTEE REPEATS ITS COMMENTS OF 1<sup>ST</sup>  
DECEMBER 2021 AND, THEREFORE,  
OBJECTS for the following material reasons:**

- 1. The proposal constitutes an unacceptable over-development of the site where the form and mass of development is at variance with that of the immediate area.**
- 2. The proposed plan only shows bin storage for the new dwellings and does not demonstrate any area for existing residential dwellings to store their bins nor any designated bin collection area for both new and the existing dwellings. This is contrary to Policy CP29 part F and without a set designated collection and storage area for both new and existing dwellings severe disruption for all concerned including neighbouring commercial premises will occur and does not meet the criteria as set out under Policy HO2 of the Alton Neighbourhood Development Plan 2011-2028 as modified April 2021.**
- 3. There is no provision for visitor parking and therefore the application fails to meet the criteria of TR5 of the Alton Neighbourhood Development Plan 2011-2028 as modified April 2021.**

**With the following additional comments:**

- 1. The area itself currently forms open land which is currently used for informal parking for adjacent residential properties and Alton Town Council concurs with the comments made by the Highways Authority in raising concerns regarding the apparent loss of parking for the four properties fronting Lenten Street which were provided for in the previous approval, as this could lead to vehicles seeking alternative parking on-street.**

### **Notification of Listed Building Consent application**

1. 22588/009      Site Address: The Alton Craft Centre, 8 Cross & Pillory Lane, Alton, GU34 1HL  
Proposal: Listed building consent for the removal of contemporary plasterboard to expose old beams and supports, along with the addition of further supports using oak beams to match original together with the replacement of existing rotten beams. Inadequate support was found to beams supporting flat floor above. Dry rot in several supports was also found.  
**NO OBJECTION but with the following comment:  
The Committee regrets the retrospective nature of this application**

2. 23278/051 Site Address: Alton Maltings Centre, Maltings Close, Alton, GU34 1DT  
 Proposal: Listed Building Consent- To change the existing bookshop area into a vending machine area by blocking up the opening between the bookshop and reception and creating a new opening from the bookshop area to the corridor adjacent to the top of the stairs. Fitting a hardwood roller shutter to this opening, laying new LVT flooring and redecorating. Carpark entrance sign - Change the existing wooden/plastic carpark entrance sign to an aluminium sign and update the wording and background Main entrance doors - Attach new acid etch 'Welcome' stickers to the main entrance doors Café Fire exit doors - Replace the existing painted wooden/glazed fire exit doors with powder coated aluminium/glazed doors in a style and colour to match the existing.  
**NO OBJECTION in principle subject to the Conservation Officer's approval in respect of the replacement of the existing painted wooden/glazed fire exit doors with powder coated aluminium/glazed doors in a style and colour to match the existing.**
3. 23599/016 Site Address: The Corner House, Amery Street, Alton, GU34 1HN  
 Proposal: Listed building Conset for the proposed change of use of existing first floor office (E) to residential flat (C3), along with internal and external alterations. Internal works - Include the removal or partial removal of some internal walls, and repair/replacement of some internal ceilings - the installation of new internal walls , a new kitchen and new bathroom, both within the 'modern' part of the building. External works include: The repair/replacement of damaged render - the replacement of one wooden casement window - repainting and general repairs to the building.  
**NO OBJECTION subject to conformity to the recommendations of the Conservation Officer in respect of external materials to match and windows to be installed as per specifications submitted by the applicant**
4. 29582/006 Site Address: 15 Church Street, Alton, GU34 2BS  
 Proposal: Listed Building Consent for the proposed alterations to restore the building as a single demise by: (1) Restoring the connections between No. 15 and No. 15A at ground and first floor. (2) Open up the wall between the dining room and hall. (3) Open up the wall between the kitchen and the hall at ground floor. (4) Remove the stud wall which divides the hall and creates the bathroom on the right-hand side. (5) Remove blockwork infill to the existing opening at the rear of the garage. (6) Open up the doorway from the rear bedroom to bedroom 3 to allow access to bathroom. (7) Open up a doorway from the existing sitting/dining room to existing kitchen. This will also require some steps down. (8) Provide new stud walls between sitting/dining room to form a passageway. (This will be required for fire escape purposes.) (9) Provide a new stud wall in the existing kitchen to divide the room.  
**NO OBJECTION subject to the approval of the Conservation Officer**

## Notification of Householder application

1. 32489/005 Site Address: 32 New Odiham Road, Alton, GU34 1QD  
Proposal: Detached 2-bedroom annex  
**The Committee repeats its previous objections for development at this site and, therefore, OBJECTS for the following material reasons:**
  1. **The proposal would result in an undesirable and unacceptable form of back-land development such that the proposed dwellings would have an adverse effect upon the character of the area in general and the amenities, outlook and privacy of the occupiers of the adjacent residential properties.**
  2. **There appears to be insufficient parking provided for the existing property and the new property and therefore the proposal is not compliant with the requirements of TR5 of the Alton Neighbourhood Plan 2011-2028 as Modified April 2021.**
  3. **There is no provision within the development to allow access for emergency vehicles to the proposed development.**
  
2. 33356/004 Site Address: 21 Complins, Holybourne, Alton GU34 4EJ  
Proposal: First floor extension over existing garage.  
**STRONGLY OBJECT for the following material reasons:**
  1. **The proposed development cannot satisfy the requirements of Policy TR5 of the Alton Neighbourhood Plan 2011-2028 as Modified April 2021. The plans show an existing single garage. However, the floor in the garage has already been raised by about 30cm to bring it level with the rest of the house with a step down to the drive. The garage, therefore, cannot be used for car parking and the number of parking spaces is reduced to just two; both of which are on the driveway. The planning application would result in 4 bedrooms which as per TR5 would require 3 parking spaces.**
  2. **The proposed development constitutes an unacceptable overdevelopment of the site (effectively a tripling of the original floor space) where the form and mass of development is at variance with that of the immediately adjoining properties which in general provides the essential character of the area. It would be out of keeping with the existing street scene in the immediate vicinity as no other houses in Complins have been developed in this way.**
  3. **The proposal would result in an undesirable, unacceptable form of development which would have an adverse effect upon the character of the area in general and the amenities, outlook and privacy of the occupiers of the adjacent residential property.**
  4. **There is a 27 cm gap between the applicant's and the neighbouring property of which 20 cm is allegedly owned by the**

**neighbour. Such a restrictive gap would result in overhanging guttering and water run-off into the neighbouring property and additional there would be no provision for access to carry out any maintenance work that may be required**

3. 53107/004 Site Address: 8 Butts Road, Alton, GU34 1NE  
Proposal: Single storey extension following demolition of existing outbuilding and single storey extension to rear.  
**NO OBJECTION**
4. 54587 Site Address: 9 Goodwood Close, Alton, GU34 2TX  
Proposal: Single storey rear extension with internal alterations  
**NO OBJECTION**
5. 59330/001 Site Address: 74 Queens Road, Alton, GU34 1HX  
Proposal: Single storey extension to rear following demolition of existing conservatory & utility room  
**NO OBJECTION**
6. 59741/001 Site Address: 92 Garstons Way, Holybourne, Alton, GU34 4BQ  
Proposal: Single storey extension to rear  
**NO OBJECTION**
7. 59803 Site Address: 5 Princess Drive, Alton, GU34 1QS  
Proposal: Single storey extension to rear of property with sloping roof  
**NO OBJECTION**
8. 59830 Site Address: 32 Vicarage Road, Alton, GU34 1NZ  
Proposal: Proposed two storey rear extension  
**OBJECT for the following material reasons:**
  1. **The applicant has failed to provide sufficient information including block plan, elevations or floor plans for the Committee to consider the appropriateness of the application**
  2. **There is no information in terms of the parking arrangements in order for the Committee to satisfy themselves that the development would be compliant with Policy TR5 of the Alton Neighbourhood Development Plan 2011-2028 as modified April 2021.**

### **Notification of Lawful Development Certificate proposed application**

1. 59821 Site Address: 23 Curtis Road, Alton, GU34 2SD  
Proposal: Lawful development certificate proposed - detached summerhouse  
**NO OBJECTION**

### **TREE APPLICATIONS**

1. 36061/004 Site Address: 10 Dukes Close, Alton, GU34 1PH  
**Re: Application for consent for Works to trees subject to a Tree Preservation Order**

Proposal: T1-Horse Chestnut-Reduce crown height by 4m, leaving a crown height of 22m. Reduce crown spread by 2-3m leaving a crown spread of 7m towards the house and 10m over the footpath. T2- Horse Chestnut-Reduce low limb off secondary stem by 3m to head back from property (See marked photo.)

**This application has been referred back to the Planning Authority following their site visit and the recommendation of an amendment to the Planning Application should be submitted.**

2. 59764

Site Address: 26 Huntsmead, Alton, GU34 2SF

Re: Application for consent for Works to trees subject to a Tree Preservation Order

Proposal: T19-Beech-Crown lift to 3m. Reduce crown height by 3m, leaving a crown height of 22m. Reduce crown width (SW) by 2.8m, leaving a crown width of 4.5m. Crown thin by 10% T20-Beech-Crown lift to approx 4m. Reduce crown width (SW) by 5m, leaving a crown width of 3m and (NE) by 3.8m, leaving a crown width of 4.2m.

**NO OBJECTION as per the recommendation of the Tree Warden**

3. 52682/001

Site Address: Car Parking Area Orchard House, Orchard Lane, Alton

Re: Application for consent for Works to trees subject to a Tree Preservation Order

Proposal: T1-Maple-Crown lift to 6m.

T2-Ash-Crown lift to 6m.

T3-Horse Chestnut-Remove epicormic growth.

**NO OBJECTION as per the recommendation of the Tree Warden**

