

Furze Hill Cottage
Furze Hill
Hants
SP6 2PT

23rd November 2022

Ellingham, Harbridge & Ibsley
Parish Council Planning Committee

Objection to Planning Application 22/00675 Melville Furze Hill

Dear Planning Committee Members,

I would be grateful if you would consider my comments on planning application 22/00675 which you will be reviewing at your meeting on 29th November.

I wish to object to the planning application 22/00675 on the following reasons summarised below:

1. The existing extension was on the balance of probabilities completed after 1st July 1982. As such the building at that time was classified as a small dwelling under DP36 and the proposed extension which exceeds the 100 square meters should not be allowed.
2. The proposed garage by way of its design, scale, size, height and massing is not compliant with DP37.
3. The proposed extension and garage fails to comply with a number of policies within the local plan including those under the headings of the Strategy policies and development principles; Protecting & enhancing the natural environment; and Protecting & enhancing the historic & built environment.
4. The application has a number of errors, lack of detail, and inconsistencies between various elements of it such that accuracy of the proposal and independence of the Ecological Appraisal and Arboricultural Assessment are questioned.
5. Loss of privacy of neighbouring properties
6. Increase of noise in Tranquil Area level D and affect on neighbouring properties

Below I have included some detail.

Item 1 - Probabilities the existing extension was completed after 1st July 1982

- A previous application to put an extension on the property was made in 1981 (NFDC/81/19405) and withdrawn 30 June 1981. The existing extension was not in existence. No other application is on record and therefore one must assume that the extension was built without the knowledge of the planning authority. Application NFDC/81/19405 did not show the existing corrugated shed / small field shelter referred to as an existing garage in some parts of application 22/00675.
- An application NFDC/CARA/82/22159 was received in 10 June 1982 with a hand drawn site plan that on a neighbouring property which did not show the extension on Melville. It was granted on 12th July.
- The applicant's agent has signed the application form declaring a statement on the form "The existing rear extension completed in 1982..." to the best of his knowledge, any facts stated are true and accurate. The month of completion and / or no evidence has been provided to support this statement.

Thus failing any evidence from the applicant on the month of completion one has to assume on the balance of probabilities that the extension was completed after 1st July 1982.

Item 2 - Non Compliance of DP37

- The size of the proposed garage is excessive measuring an estimated 7.5m x 6.3m excluding any stairs / landing required to access the side door and log store. The height including piles is also likely to be in excess of 6m although this information has not been provided in the application.
- The design of the garage / driveway fails to allow sufficient turning direct into and out of the garage. Whilst detail is lacking on the drawings the elevations suggests that the main doors are up and over rather than a traditional barn door approach.

Item 3 The proposal fails to comply with a number of policies in the local plan.

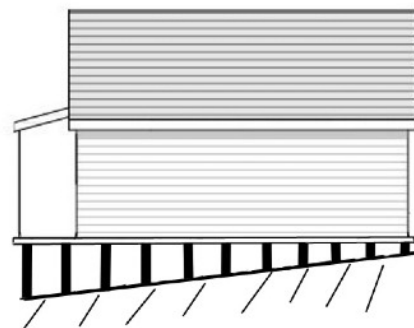
- The original design was a typical small commoners cottage, and the proposed design contains features that are not typical of a commoners cottage including an enclosed balcony, an irregular double staggered extension, a large amount of glass on the rear, a mix of old and modern features, a extremely large garage on stilts on the side of a hill, replacement of some hedging with walls, and general gentrification.
- The property will generally affect the landscape from the forest footpaths and up the public footpath that runs along the land. The rear extension will be clearly visible from both the lane / track and forest, and the addition of a disproportionately large garage will infill the current openness of properties on the lane / track.
- The design of the garage / driveway fails to allow sufficient turning direct into and out of the garage with the result that several manoeuvres would be required and therefore the use of a garage less being less likely particularly in the summer months. This will a tendency to park elsewhere on the drive or verge particularly in the summer months.
- The design does is not particularly eco friendly with a relatively large carbon footprint because of the demolition of the existing extension and the significant energy required firing of new bricks. The staggered design of the extension means increases the ratio of wall area to floor area and thus less well insulated compared to a regular design. Detailed methods to reduce climate change and improved energy efficiency are not provided other than general requirements which would need to be inlace to meet buildings regulations.

Item 4 Examples of errors, lack of detail and inconstancies and form part of the objections are as follows:

- The Ecological Report requires an additional survey. Item 5.5.1 of the report states "If the tree with bat roost suitability is later proposed to be felled or subject to tree surgery, it will require one dusk emergence and/ or pre-dawn re-entry survey during the bat active season (primarily between May and August) to establish whether bats are using it." One such tree is shown as Target Note 4 and is T1 In the Arboricultural Assessment which is due to be pruned.
- The Ecological Report appears primarily focused on bats. Indeed the header of the report's pages says Bat Survey Report. Thus little information is provided on other flora and fauna and what is said is brief and in cases inaccurate. For example the report states "Reptiles are considered unlikely to be present on site" yet species such as adders and grass snakes are a common occurrence in gardens in the area including my own. The property is close to heathland and wetland.
- The Arboricultural Assessment includes reference to group G3 but fails to mention that the proposed position of the garage would likely require trees in this group to be pruned as it part of their canopy would be taken over by the garage. This is the same group of trees that the Ecology Report in 5.4.4 states in "The hedges provide suitable habitat for dormice. These will all

be retained, therefore there will be no impacts to dormice, if present. No further surveys are proposed.”

- The Tree Protection Plan and Arboricultural Assessment refers to drawing layout 2054-02-06C which is not included in the application.
- The actual position of tree T2 appears to be on the boundary based on the position of the existing gate and not within the boundary as suggested by the Tree Protection Plan.
- The block plan refers to the existing corrugated shed / small field shelter as a “garage” and the application refers to it as a “old garage shed building”. It is unlikely this has ever been used as a garage.
- The existing shed referred to often as a garage shown incorrectly on drawings and diagrams . No dimensions are given for this, but is shown larger than it is - the side running parallel to the road (north south) is shown longer than its side west east whereas it actually the other way round. This brings into doubt the exact position of the proposed garage as no positions from the house are shown.
- The elevations of the proposed extension and garage are on separate drawings and therefore the relationship particularly the height of the proposed garage cannot be determined accurately.
- The details of the windows and log store on the garage are shown differently on drawings Tree Protection Plan and Garage Plans and elevations.
- The drawings show a Personnel Gate to the north of the proposed cattle grid. The proposed gate represent changes to the existing yet on the application form question “Is a new or altered pedestrian access proposed to or from the public highway?” Is answered no.
- In the application form to the question “Can the site be seen from a public road, public footpath, bridleway or other public land?” Is answered No yet the the track is a public footpath and the site can be viewed from various footpaths of the open access Forest.
- The Arboricultural Assessment has one reference to a cattle grid “Photo 1: Showing tree T2, a low-quality ash to be removed growing adjacent to the existing cattle grid on the site frontage adjacent to tree T1, a mature oak.” No cattle grid is present at the property. A proposed cattle grid is shown on Tree Protection Plan within the driveway and RPA of T1 and this conflicts with a note on the drawing which says “The existing compacted earth/stone driveway is to be retained within the RPA of Tree 1”
- The Arboricultural Assessment refers to two trees (T1 & T2) and a group of trees (G3). Other trees including one in the back middle of garden close to the existing extension is not included.
- The Arboricultural Assessment and Tree Protect Plan refer to the garage on piles. For example from the assessment section one it states ”It is proposed to build the garage on piles with the underside of the supported base above the existing ground level, which means that it can be built without any significant excavation into the soil and RPA beneath.” The existing ground has a significant slope shown in the photo below (taken from the forest - eastern side of the plot). The proposed garage elevation appears to show the garage on level ground. The significant slope, the approximate angle based on the points the rail posts enter the graph, is shown in the illustration below (from the track side). This would imply steps up to the side door and log store and associated landing. The details of stairs / landing is not shown in the application.



- The drawings appear to show a proposed wall at the front of the property along the cattle grid and to the proposed garage. The foundations of any wall would likely enter the RPA, but no reference to this wall is in the Arboricultural Assessment. It would also mean a loss of part or

all of the hedge, noting the existing hedge to the front of the property is shown not on the application

- The Biodiversity Checklist section ones questions answered no when they should be yes. (It is note that whilst the applicant used an ecologist for one report one was not used to complete this form)

Item 5 Loss of privacy of neighbouring properties

- This can occur from sound via the balcony and tri-fold doors on the ground floor. The height of the balcony would mean conversations from neighbouring properties would be overheard easily as they are not reduced by hedges etc
- The balcony would enable neighbouring properties to be viewed over hedges etc into the gardens particularly with pruning required for construction.
- The position of the window in the garage (raised on piles), and at the boundary would allow people to see directly into the property to the north (Furze Hill Cottage)
- The loss of privacy would further be increased by the number of people noting the bedrooms have increased from two to a possible four on the first floor. Further increases would occur if as previously the property was let as a holiday let.
- The position of the garage is such that pruning of the hazel and other trees in G3 would be required. This would reduce the screening and associated privacy of Furze Hill Cottage. Note the Arboricultural Assessment states that G3 provides screening. This is shown in the photo with tree circled in red.



Item 6 - Increase in noise levels

- The property sits with with Tranquility level D and as such neighbouring properties have a good degree of tranquility. The addition of a balcony and tri-fold doors as well as the potential doubling of people who could live there would create significant increase in noise levels. This would also be made worse if the property was used as a holiday let. The openness would mean music etc would more likely become a nuisance from the open access of the balcony and ground floor tri-fold doors.
- The proposed increase size of the dwelling would mean more cars and increased noise. The design of the drive into the garage appears not to have the recommended clearances including a 3m radii turn such that going into / out of the garage would require several turns further increasing the noise.

My comments to the previous application 21/00630 are also relevant and should be considered.

Constraints need to be considered regarding any building work. Parking should not be permitted on the verges or track blocking the right of access for residents, commoners or emergency vehicles. Large / long vehicles that would damage trees and hedges in the track should not be permitted. The noise of construction and the disturbances that this might cause particularly sudden noises that would likely scare ponies, cattle (and pigs when in pannage season) that daily use the track; and wildlife as above. Consideration should include such items as dust (particularly from demolition), spillages and associated pollution around the site area / poisoning of animals who are grazing close by on hedges verges etc or that access the site via the low hedge at the rear; damage to track of heavy plant and increased vehicles, noise of constant vehicles.

I would be grateful if you would consider my comments on the planning application and if you have any questions or require clarifications please let me know.

Yours sincerely,
P Gardner