

MEETING OF HAWKLEY PARISH COUNCIL PLANNING ADVISORY COMMITTEE

Held at Hawkley Village Hall on Wednesday 25th March at 2:15pm

Minutes

Present: Cllr Humphrey (Chair), Cllr Buckle, Cllr Wallace and Cllr Sinclair

Also attending: K Horton (Clerk) and 1 resident.

1. Meeting Opened

- a. Chair's welcome. Meeting opened
- b. Apologies. None received
- c. Declarations of Interest. None made

2. Representations from members of the public

Attending member of public is objecting to the application. They are concerned primarily with the loss of privacy and overlooking. Further, they are concerned about the scale of the development. Written notes and photos were shared with Cllrs.

3. To consider a response to the following planning application(s):

a. SDNP/26/00703/HOUS – Willow Bank, Vicarage Lane, Hawkley, GU33 6NF

Proposal: Demolition of existing conservatory and garage; erection of a single storey side extension, first floor extension including x3 front dormers and x3 rear dormers. Construction of carport, porch and external alterations including changes to fenestration.

- Site visit was completed. Property is on boundary of Hawkley conservation area; a 1930s bungalow to which alterations have been made historically.
- Cllrs discussed elements of the application including the overall size, bat survey and building materials. Councillors noticed the chosen building materials appear to be sympathetic to the area.
- Cllrs reviewed in detail the positioning and size of the windows on the proposal. It was noted that dormer windows have historically been both approved and rejected in other local applications. The Juliet balcony does appear to impose on the privacy of the neighbouring property and does mean three sides of the property would be overlooked.
- Discussion about where there might flexibility in the application plans. It was queried whether the architect actually visited the site and neighbouring property and Cllrs agreed it would be appropriate to recommend to the Planning Department that a site visit would assist in understanding the location of the properties to the boundary line.
- Councillors were in agreement that the following items of South Downs National Park Authority's Local Development Scheme needed to be considered by the Planning Officer:
 - C4.0.1 A poorly designed proposal can have a great impact on the occupiers of adjacent or nearby properties and the Landscape.
 - C4.2.5 New rear extensions will be considered in terms of their impact on the character and appearance of the existing dwelling and any impact on neighbouring amenity, landscape character and dark night skies.
- Councillors agreed that they would object to the application in its current form

Meeting closed 2:48pm

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Signed, Councillor Caukill, Chair HPC

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Date