

Mr James Voller
Voller Architectural Design

Our Ref: EHDC-25-1093-FUL

Date: 27/01/2026

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

NOTICE OF Permission: EHDC-25-1093-FUL

Proposal: The erection of a new 1.5 storey dwelling on land to the east of 45 Windmill Lane

Site: Glenside, 45 Windmill Lane, GU34 2SN

The Planning Authority GRANTS Planning Permission in accordance with your application, plans and details submitted therewith, subject also to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

- 2501-PL-01 – Location Plan, 2501-PL-02 – Proposed Plans and Block Plan, 2501-PL-03 – Proposed Elevations, 2501-PL-05 – Vehicle Tracking Drawing and
- Design and Access Statement
- Sunlight Tracking Document
- BS5837 Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, Ref: 25-1111, dated 27 June 202
- Reason: To ensure provision of a satisfactory development.

- 3 No development shall commence on site until details of a scheme for foul and surface water drainage has been submitted to, and approved in writing by, the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding to prevent surface water from discharging onto the highway and should be based on site investigation and percolation tests. The development shall be carried out in accordance with the approved details before any part of the development is first occupied and shall be retained thereafter.

Reason: To ensure adequate provision for drainage. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission. Note: The applicant is requested to contact the Council's Drainage Consultant as soon as possible to discuss the details required for the discharge of the above condition.

- 4 The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

- 5 Notwithstanding any indication of materials that may have been given in the application or in the absence of such information, no development above slab level shall take place on site until samples / details including manufacturers details of all the materials to be used for external facing and roofing for the development hereby approved have been submitted to, and approved in writing by, the Local Planning Authority. The development works shall be carried out in accordance with the approved details.

Reason: To ensure that the materials used in the construction of the approved development harmonise with the surroundings.

- 6 No development shall commence on site until a scheme has been submitted to, and agreed in writing by, the Local Planning Authority to demonstrate that the built development hereby permitted incorporates measures that provides at least 10% of energy demand from decentralised and renewable or low carbon energy sources.

Before any part of the development is first occupied a verification report and completion certificate shall be submitted in writing to the Local Planning Authority confirming that the built development hereby permitted has been constructed in accordance with the approved scheme.

The developer shall nominate a competent person for the purpose of assessing and providing the above required report and certificate to confirm that the completed works incorporate such measures as to provide these requirements.

The measures shall thereafter be retained and maintained to the agreed specification for the lifetime of the development.

Reason: To ensure that the development incorporates necessary mitigation and adaptation measures with regard to climate change. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

- 7 The development hereby permitted shall not be brought into use until the area(s) shown on the approved plan for the parking of vehicles (including garages and those areas marked out on the plan as being unallocated) shall have been made available, surfaced and marked out. The parking area(s) shall then be permanently retained and reserved for that purpose at all times.

Reason: To make provision for off street parking for the purpose of highway safety.

- 8 The development shall be carried out strictly in accordance with the submitted Arboricultural Method Statement, Impact Assessment and Tree Protection Plan (SouthOaks Arboricultural Consultancy, dated June 2025), prepared in accordance with BS5837:2012, unless otherwise agreed in writing by the Local Planning Authority.

No development shall take place (including site clearance, ground works, construction, or the delivery of materials) until the tree protection fencing and ground protection measures shown on the approved Tree Protection Plan have been installed. These measures shall be retained for the duration of construction works.

All works within Root Protection Areas, including the installation of the permeable driveway within the RPA of Tree T1, shall be undertaken in full accordance with the approved Arboricultural Method Statement, including the use of a cellular confinement system, and shall be supervised where specified.

Any variation from the approved details shall be agreed in writing with the Local Planning Authority prior to implementation.

To safeguard the health, longevity and amenity value of retained trees during construction, in accordance with Policy CP20 of the East Hampshire District Local Plan: Joint Core Strategy and the National Planning Policy Framework.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking or re-enacting that Order with or without modification, no development within Classes A, B and E of Part 1 of Schedule 2 shall be carried out to the dwelling hereby approved, unless express planning permission is first obtained from the Local Planning Authority.

In the interests of safeguarding the character of the area and the amenities of neighbouring occupiers, to prevent overdevelopment of the site, in accordance with Policies CP27 and CP29 of the East Hampshire District Local Plan: Joint Core Strategy, Policy DE2 of the Alton Neighbourhood Plan, and the National Planning Policy Framework.

10 The development shall not be occupied until the cycle parking and bin storage facilities have been provided in accordance with the details shown on the approved plans. The approved cycle parking shall thereafter be retained and kept available for the parking of bicycles at all times.

To ensure the development complies with Policies TR3 and TR5 of the Alton Neighbourhood Development Plan and Policy CP31 of the JCS in regard to sustainable travel options.

11 No development shall start on site until a Construction Method Statement has been submitted to and approved in writing by the Planning Authority, which shall include: a. A programme of and phasing of demolition (if any) and construction work; b. The provision of facilities for contractor parking; c. The arrangements for deliveries associated with all construction works; d. Methods and phasing of construction works; e. Access and egress for plant and machinery; f. Protection of pedestrian routes during construction; g. Location of temporary site buildings, compounds, construction material, and plant storage areas; h. Details of wheel washing facilities

Demolition and construction work shall only take place in accordance with the approved method statement.

In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

12 No development shall take place until details of the existing and proposed ground levels across the site, including finished floor levels of the dwelling and the relationship of these

levels to the adjoining land and neighbouring boundaries, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is appropriately related to adjoining land levels and neighbouring properties in the interests of visual amenity and to safeguard the amenities of neighbouring occupiers, in accordance with Policies CP27 and CP29 of the East Hampshire District Local Plan: Joint Core Strategy and the National Planning Policy Framework.

- 13 The existing hedging along the eastern boundary, as shown on the approved plans, shall be retained. Any alteration to the boundary treatment along this boundary, including removal of the hedging or its replacement with any form of enclosure, shall require the prior written approval of the Local Planning Authority.

Reason: To ensure an appropriate standard of visual amenity in the area and to safeguard the amenities of the residents of the neighbouring property to the east.

Nick Upton

Development Manager

Date: 27/01/2026

These are advice notes to the applicant and are not part of the planning conditions.

Notes

1. In accordance with paragraphs 39, 40 and 41 of the NPPF East Hampshire District Council (EHDC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by offering a pre-application advice service, updating applicant/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance

the applicant was provided with pre-application advice,

the applicant was updated of any issues after the initial site visit,

the application was acceptable as submitted and no further assistance was required.

In this instance the applicant was updated of any issues and was given the opportunity to submit further information to address concerns which had been raised.

Building Regulations

This decision is not an approval under the Building Regulations. It is your responsibility to make any necessary applications. If in doubt, you are advised to contact the Council's Building Control Section building.control@easthants.gov.uk

NOTIFICATION

Planning permission/refusals

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

1. If you want to appeal – For householder development and minor commercial you must appeal within 12 weeks of the date of this notice, for all other development you must appeal within six months of the date of this notice. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving notice of appeal.
2. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
3. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decisions on directions given by the Secretary of State.
4. As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.
5. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>
6. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to

a reasonable beneficial use in its existing state nor render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

8. The applicant is recommended to retain this form with the title deed of the property.

Notes Specific to any Grant of Planning Permission

Any grant of permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act 1990 otherwise than under Sections 69-76 or which may be required under any other Acts including any Bylaws, Orders or Regulations made under such other Acts.

9. Applicants are reminded that any grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:- a) in the case of a footpath or bridleway, for an Authority under Section 257 of the Town and Country Planning Act 1990; b) in any other case to the Secretary of State for an Order under Section 247 of the Town and Country Planning Act 1990.

10. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade.

11. If this permission relates to buildings or premises to which the public are to be admitted or to offices, shops and railways premises or factories then your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970, Disabled Persons Act 1981, Building Regulations Part M and the Disability Discriminations Act 1995.

IMPORTANT - Any failure to adhere to the details of any plans approved or to comply with any conditions detailed in this notice constitutes a contravention of the provision of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken. If you want to depart in any way from approved development, you must seek the agreement of the Council before carrying out any work.

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