

Applications formally called in or follow up submissions made valid during week commencing 03 January 2017

SDNP/16/06381/FUL

Construction of 3 dwellings (1 x 3 bed and 2 x 4 bed) together with associated access and the provision of 4 parking spaces for use by existing properties on School Lane following the demolition of 2 garden sheds and the removal of tennis courts.

At Land at Farnham Road, Sheet, Petersfield, GU32 2AS

Validation Date: 6 January 2017

Date of Direction: 3 January 2017

Reason for the Direction

The application is proposing three residential properties and new car parking spaces for the existing properties on School Lane. The site is largely undeveloped garden land sandwiched between existing residential properties and their gardens on School Lane and the recently approved residential scheme of 11 dwellings (planning reference SDNP/15/05485/FUL) which is immediately to the north and west of the site. The new proposal would share the same access. Whilst the site lies outside the settlement policy boundary of Sheet, it is bounded by existing development and their gardens to the south and the draft allocated site. To the east of the site boundary is Sheet Conservation Area.

Sheet is a relatively small village and there is concern that there may be cumulative impact of both residential schemes given this context. It is also very likely that both schemes will be built out together if planning permission is granted, so there is a need for a coherent design. Therefore, the proposal has the potential to have a significant impact on the natural beauty, wildlife and cultural heritage of the South Downs National Park.

[View the case on public access](#)