

LINK EXTENSION TO GARAGE FORMING ANNEXE

8 DORIC CLOSE

DESIGN ACCESS AND PLANNING STATEMENT

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1.0 INTRODUCTION

1.1 This Design, Access and Planning Statement is prepared in support of a householder planning application for a *single storey link extension to garage forming annexe* at 8 Doric Close, Chandlers Ford, Hants, SO53 2PF.

1.2 This application is submitted following the granting of application U/16/79719 for a Certificate of Lawfulness for the conversion of the existing detached garage into a bedroom on 30th January 2017.

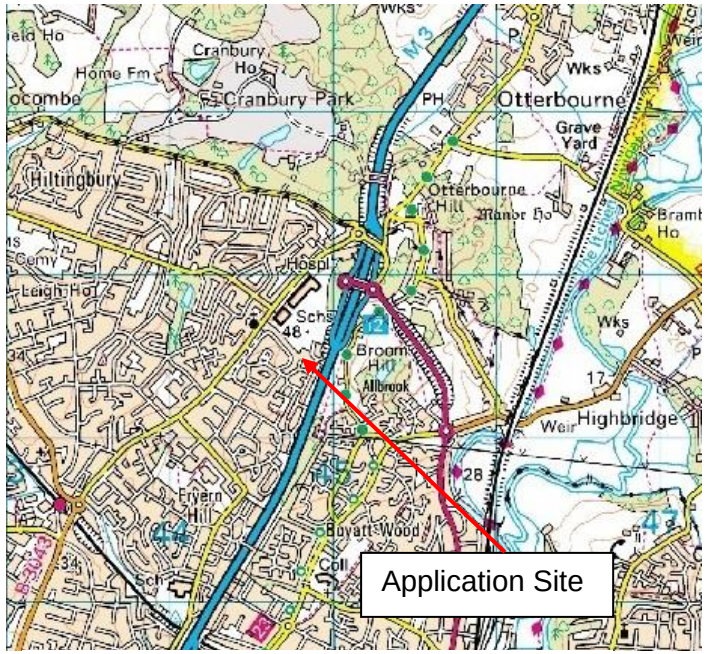
1.3 The application should be read in conjunction with the following plans: -

- Site Location Plan E-AP-430.1
- Block Plan E-AP-430.2
- Plans and Elevations as Existing E-AP-430.3
- Plans and Elevations as Proposed E-AP-430.4B
- Elevations as proposed E-AP-430.5A

1.4 This statement describes the location of the site and its surroundings; it will then examine the planning history, the relevant planning policies and the merits of the proposal.

2.0 SITE

2.1 8 Doric Close is an end of terrace, 1970s property with a detached garage to the side (north). To the front of the property there is a driveway and planting. The garden is located to the rear.



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2.2 The property is within the built up area of Chandlers Ford. It is not listed, within Conservation Area or National Park. It is of modern design with a hipped roof and curved bay window on the ground floor.



North West (front) Elevation



Existing garage (front)



North Elevation



Existing garage (rear)



Existing garage (side)



Rear elevations

3.0 PLANNING HISTORY

3.1 Application U/16/79719 for a Certificate of Lawfulness for the conversion of the existing detached garage into a bedroom was approved on 30th January 2017.

4.0 PROPOSAL

4.1 The proposal is for a single storey link extension to the side property which would link to the existing garage forming an annexe. The annexe would provide accommodation for an infirm relative.

Layout, Amount and Scale

4.2 The extension would be located between the northern elevation of the dwelling and the southern elevation of the proposed new bedroom within the former garage. The extension would contain a kitchenette, en-suite and bin store.

4.3 A partially glazed door would be located on the front (west) elevation which would lead into the Kitchenette. A partially glazed door on the rear elevation would provide access to the rear garden. The annexe would be accessible via the main dwelling through the kitchen.

4.4 There would be a window on the rear (east) elevation to provide natural light into the en-suite. A bin store (externally accessed from the rear) would also be provided between the kitchette and en-suite.

4.5 The proposal would result in a new side link extension providing an additional footprint of 18m^2. It would measure 2.8 m in height, the same as the height of the existing garage. The resulting annexe would have a footprint of 33m^2.

Design

4.6 The extension is simple and modern in form to match the existing. It would be single storey with a flat roof. It would be built from materials to match the existing.



West (Front) Elevation



West (Front) Elevation

Landscaping

4.7 No landscaping is proposed as part of this application. However if the Local Authority considers that this is necessary, the applicant is open to a condition requiring details of planting and landscaping to be agreed prior to construction.

5.0 POLICY

National

5.1 The following paragraphs of the National Planning Policy Framework are considered to be relevant:

National Planning Policy Framework	Para
The purpose of planning is to achieve sustainable development	Ministerial Forward
Achieving Sustainable Development	
The purpose of the planning system is to contribute to the achievement of sustainable development – Paragraphs 18 to 219 taken as a whole constitutes the Government's view of what sustainable development means in practice.	6
There are three dimensions to sustainable development: economic, social and environmental. These should not be undertaken in isolation as they are mutually dependent.	8
Presumption in favour of sustainable development	
At the heart of the NPPF is a presumption in favour of sustainable of development. For decision making this means approving development that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out of date grant planning permission unless the harm outweighs the benefits or specific policies in this Framework indicate development should be restricted.	14
12 principles underpin planning making and decision taking including: - • Seek to secure high quality design • Recognising the intrinsic character and beauty of the countryside • Contribute to conserving and enhancing the natural environment	17
Delivering a wide choice of high quality homes	
Housing applications should be considered in the context of the presumption in favour of sustainable development	49
To deliver a wide choice of high quality homes. LPAs should plan for mixed of housing...based on the needs of different groups such as older people.	50
Requiring good design	
The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, it is indivisible from good planning and should contribute positively to making places better for people	56
It is important to plan positively for the achievement of high quality design and inclusive design	57
Decisions should aim to ensure that developments function well and adds to the quality of the area; and establish a strong sense of place to create and comfortable places to live, work and visit; to optimise the potential of the site to accommodate development and sustain an appropriate mix of uses, respond to local character and history and are visually attractive as a result of good architecture and appropriate landscaping.	58
Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.	60
Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment	61

Decision Making and Determining Applications	
Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.	187
In assessing and determining development proposals, LPAs should apply the presumption in favour of sustainable development	197

5.2 The Government has produced National Planning Policy Guidance which consolidates and simplifies former PPGs and Circulars, the following sections are relevant to the consideration of the application.

Para	Design
001	*Good quality design is an integral part of sustainable development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic infrastructures and other resources to the best possible use, over the long as well as the short term.*
007	*When thinking about new development the site's land form should be taken into account. Natural features and local heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place. Views into and out of larger sites should also be carefully considered from the start of the design process.* *Local building forms and details contribute to the distinctive qualities of a place. These can be successfully interpreted in new development without necessarily restricting the scope of the designer. Standard solutions rarely create a distinctive identity or make best use of a particular site. The use of local materials, building methods and details can be an important factor in enhancing local distinctiveness when used in evolutionary local design, and can also be used in more contemporary design. However, innovative design should not be discouraged.*
015	*Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area.*

Development Plan

5.3 The Development Plan comprises of the 'saved' policies of the Eastleigh Borough Local Plan Review (2001-2011). The most relevant being policy 59.BE, promoting good design which states that:

59.BE

Development proposals which are in accordance with the other policies in this plan will be permitted provided they meet all the following criteria:

I. they take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention;
II. they make the most efficient use of the land;

5.4 The council have not yet adopted the Eastleigh Borough Local Plan 2011-2036 which is currently going through examination.

Other Guidance

Supplementary Planning Document: Quality Places (2011)

5.5 This SPD provides detailed guidance in support of 'saved' Local Plan Policy 59.BE. In relation to extensions to existing buildings, it states that

- *When considering extensions to existing buildings, the materials used in an extension should match or complement the existing dwelling in terms of type, colour and texture. Changes in appearance as a result of weathering should be taken into account when selecting bricks and tiles. It may be worth considering re-using tiles from the rear of the property for the front of extensions*
- *Single or two storey side or rear extensions should be in scale and balance with the whole of the house*
- *Setting the extension back from the front wall of the house will often help the original building to maintain its dominance, and avoid a mismatch of materials.*

Supplementary Planning Document: Chandler's Ford and Hiltingbury Character Areas (2005)

5.6 This document sets out the key characteristics of Chandler's Ford and Hiltingbury and establishes guidelines to ensure that new development respects that context. It identifies the application site as being within the Scantabout and Peverells Wood area of local distinctiveness.

6.0 RATIONALE FOR THE DEVELOPMENT

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. If the Development Plan contains material policies or proposals and there are no other material considerations, the Development Plan should be the starting point, and other material considerations should be taken into account in reaching a decision. In other words, the system is designed to be flexible so that even where development is contrary to policy, permission can be granted where there are good reasons for doing so. Indeed the Framework, which is itself a material consideration, mentions that good planning is a positive and proactive process and makes clear that decision makers should not be rigid in their approach to considering applications.

6.2 The Framework gives a presumption in favour of sustainable development and supports good design that contributes positively to making places better for people.

Principle

6.3 The single storey link extension to the side property to the existing garage forming an annexe would result in a small scale extension to the existing dwellinghouse. The annexe would incidental to the main dwelling and would be occupied by an infirm family member.

6.4 The garage could already be used as a bedroom through the granting of the recent Certificate of Lawfulness application (U/16/79719) therefore the principle of the use of the garage for habitable space has already been accepted. This application is for the proposed link extension which would thus form an annexe ancillary to the main dwelling. The principle of extending the property is compliant with 'saved' policy 59.BE the Eastleigh Borough Local Plan Review (2001-2011).

Design and Visual Impact

6.5 The design of the low key extension is considered appropriate to the scale and setting of the dwelling. The link extension and garage forming an annexe would remain subordinate to the existing dwelling.

6.6 The proposal has been carefully designed to match the existing style and appearance of the existing dwelling and garage. The height of the link extension would match the existing garage and would therefore remain a subservient addition appropriate for the context in accordance with saved' policy 59.BE the Eastleigh Borough Local Plan Review (2001-2011) and the 'Quality Places' SPD.

6.7 The proposal would fill in the small gap between the main dwelling and detached garage therefore there would be minimal impact on the existing street scene. The flat roof would match the detached garage building and would ensure the addition would appear low key in nature. The design is considered appropriate for the context in

accordance with the requirements of the 'Chandler's Ford and Hiltingbury Character Areas' SPD.

Impact on Neighbouring Amenity

6.8 The proposal utilises an existing building and has been positioned to avoid any adverse impact upon the residential amenity of any neighbouring dwelling.

7.0 CONCLUSION

7.1 The annexe would provide better living arrangements for a family member. The proposal is low key and small scale. The design of the link extension is appropriate for the context and would result in a subservient addition in accordance with saved' policy 59.BE the Eastleigh Borough Local Plan Review (2001-2011), the 'Quality Places' SPD and the 'Chandler's Ford and Hiltingbury Character Areas' SPD.

7.2 As such planning permission should be granted