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Planning
Easteigh Borough Council
Leigh Road
Eastleigh, Hants.

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DESIGN STATEMENT

Ref: 20 Park Road, Chandlers ford, Eastleigh

Introduction

20 Park Road is currently a three bedroom bungalow. The bungalow is home for a family with young children and requires renovation and extension to meet their growing needs. Due to the size, age and condition of the existing bungalow it is considered more practical to demolish the existing bungalow and build a new dwelling that meets current Building Regulations and improved efficiency. This statement therefore supports a planning application for a replacement dwelling.



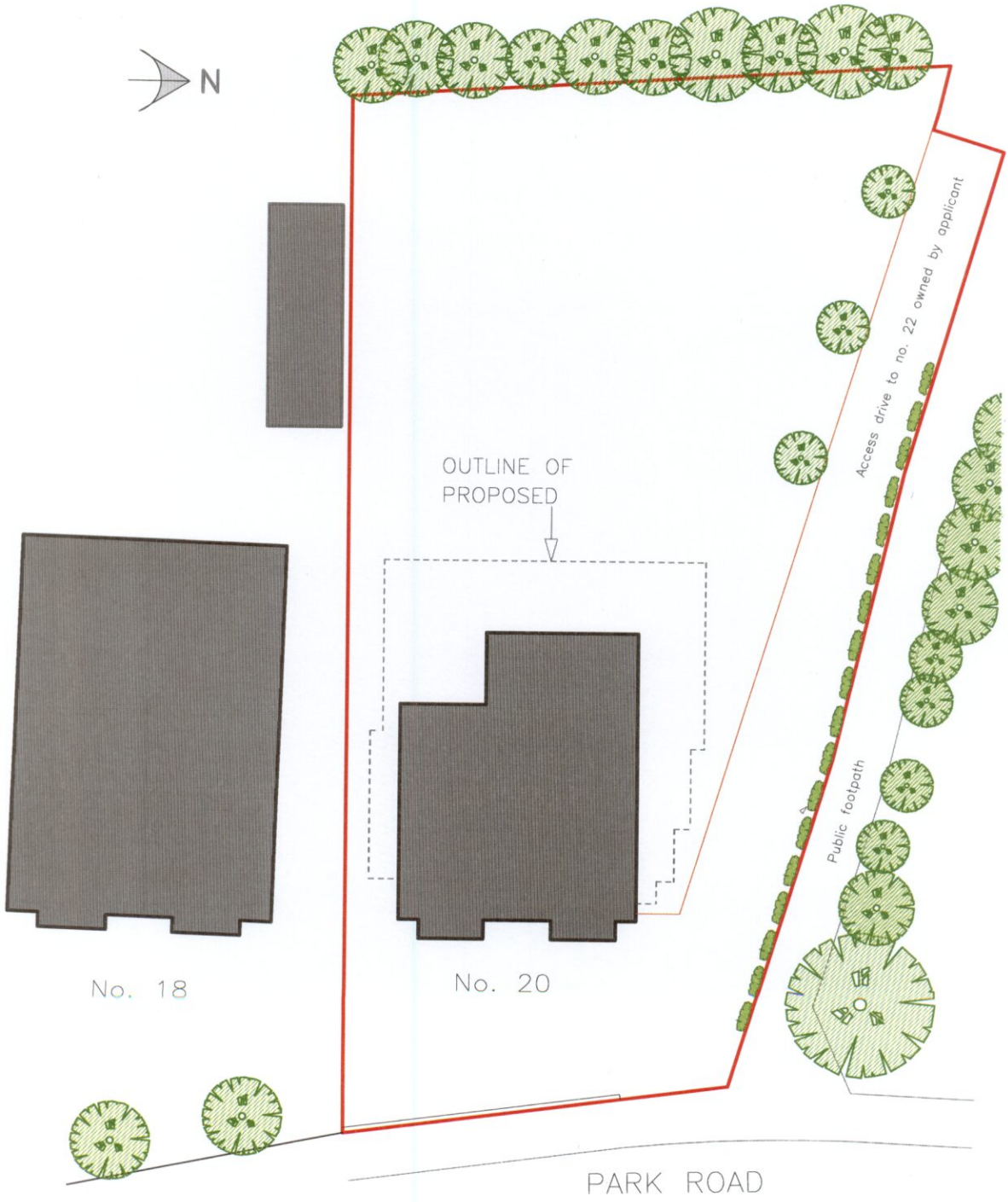
View of the application site from King's Road

The proposals have been developed following an assessment of the site' constraints and opportunities, a character analysis of the surrounding residential area, a review of relevant planning history and comments received from the Local Authority planning department following a previously refused planning application for an alternative design.



The proposed replacement dwelling sits on the footprint of the existing bungalow maintaining the existing front building line and extending back to a similar depth as that of the neighbouring property. The property benefits from a reasonably large plot size and the replacement dwelling will maintain a large garden area. The new replacement dwelling is a chalet style design with five bedrooms and an integral garage. The new house will be constructed to the highest standards utilising high insulating materials with a relatively air tight envelope to minimise its carbon footprint.

The application site area is 0.09 hectares and can easily accommodate a new dwelling of the size proposed. Vehicular access to the proposed dwelling will be off Park Road with parking and a turning area on site.





View of the application site from Park Road looking South West

This statement describes the proposed development and assesses it against the relevant Development Plan policies and other material planning considerations, including the National Planning Policy Framework (NPPF) which prioritises sustainable development and states:-

"the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking."

The site is considered to represent a sustainable location for new residential development within the boundaries of an existing settlement and reflects the three dimensions of sustainability (social, economic and environmental) set out in the NPPF.



View of the application site from Park Road looking North West

The statement also explains the design rationale for the proposed development including how it responds to the specific features of the site and respects the character of the area, having particular regard to the residential character area of Chandlers Ford within which the site is located.

In addition to this Planning, Design & Access Statement, the application is also accompanied by the following supporting documentation:-

- Site Location Plan
- Flood Risk Assessment
- Existing Floor Plan and Elevations
- Existing Block Plan
- Proposed Site Plan
- Proposed Floor Plans
- Proposed Elevations
- Proposed and existing Street Scene Elevations
- Code 4 Sustainability Report

The Application Site and Surrounding Area

The application site lies within the urban edge within the existing residential area settlement boundary of Chandlers Ford.

The properties along Park Road and the roads close to the application site have varied plot sizes and varied distances between properties.



Aerial view of the application site



View of the application site from Park Road looking North West



View of the application site from Park Road looking South West



View of the north side of the application site from Park Road

The application site is bordered on one side by an existing residential property, on the other side by an access drive, public footpath and rear garden of properties along Merrielas Drive and to the rear by the front garden to another existing residential property which is accessed by the side shared access drive owned by the applicant.





View up access drive and public footpath from Park Road



View down access drive towards Park Road



View of rear boundary looking into application site



View looking South East from rear garden of application site

A simple study of surrounding properties and those along Park Road shows properties of varying design, height and age set within plots of varying size and landscaping.



View of 18 Park Road next to apllication site



View of Merrielas Drive bordering application site



View of no. 21 Park Road



View of no. 30 Park Road



View of no. 14 Park Road



View of no. 119 Park Road







EXISTING STREET SCENE ELEVATION

Previous Application scheme

The application scheme is an amended design following comments received from the planners in response to the previously refused application, reference F/15/76236.



PROPOSED STREET SCENE ELEVATION

In response to the planners comments, the design has been amended to change the gable features on the front elevation to traditional dormers, lowering the eaves height on the side elevation and changing the first floor window to a Velux style rooflight.

All four elevations now have low eaves heights and the design is essentially that of a chalet bungalow which is typical of many other properties in the area.



PROPOSED STREET SCENE ELEVATION

The proposed replacement dwelling is positioned in the same position on site as the existing bungalow to sit alongside the neighbouring property with both the front and rear elevations respecting the established building lines. The site is sufficiently large to accommodate the size of building proposed and there remains seperation to boundaries for access to the rear garden on both sides.

Carparking facilities are still provided by incorporating an integral garage with space for parking in front of the garage and turning for vehicles on site.

The proposed scheme responds to the neighbouring house sizes and roof ridge heights and remains significantly lower than the houses along Merrielas Drive and similar in height to no. 18. As such the design presents little detrimental impact on the street scene. By comparison other properties of varying ages along Park Road and other roads close to the application site demonstrate far greater variations in neighbouring storey heights and ridge heights.



Photo above shows the significant height difference between the neighbouring no. 18 and no. 16 next to the application site.



Photo above shows the significant height difference between no. 21 Park Road and no. 19 Park Road.



View of no.s 119 to 125 Park Road showing varying storey and ridge heights. No. 119 was only recently constructed as a two storey chalet style property close to the boundary next to a modest bungalow.



View of 47 and 51 Pine Road. Both of these properties were formerly modest bungalows.
No. 51 was granted planning permission to demolish the former bungalow and replace with a new substantial dwelling while no. 47 was still a bungalow. After no. 51 was constructed no. 47 was then granted planning permission for a substantial extension.



Photo taken of no. 18 and 20 Nichol Road. No. 18 was granted planning permission to demolish a very modest bungalow and replace with a new 2-storey dwelling while no. 20 was still a modest bungalow. After no. 18 was constructed No. 20 was then granted planning permission for a 2 storey extension currently being constructed.

RELEVANT PLANNING POLICY FRAMEWORK

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications " are made in accordance with the development plan unless material considerations indicate otherwise"

The Development Plan for the application site comprises the saved policies contained within the Eastleigh Borough Local Plan Review (2001-2011) and emerging policies of the submitted Eastleigh Borough Local Plan 2011-2029.

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) also form material considerations in the determination of the application.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) also form material considerations in the determination of the application.

The National Planning Policy Framework (NPPF) was published in March 2012 and establishes a presumption in favour of sustainable development, encompassing, amongst other things, building a strong competitive economy, delivering a wide choice of high quality homes and good design.

It is a requirement that Local Planning Authorities positively seek opportunities to meet the development needs of their area (paragraph 14). In terms of considering the presumption in favour of sustainable development, paragraph 14 of the NPPF encourages approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies

are out of date that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Underpinning plan-making and decision-taking, the NPPF sets out 12 core planning principles at paragraph 17. Of particular note, these principles consider that planning should:-

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve places in which people live their lives;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs; and
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Section 6 on housing sets out that the Government is committed to increasing the overall level of supply and mix of housing in order to meet local needs. Whilst the NPPF removes residential gardens from the definition of previously developed land, it does not preclude development on garden land. Rather, a balance should be struck between making efficient use of land and protecting the character and amenities of areas and the communities that live within them.

Paragraph 49 states " applications should be considered in the context of the presumption in favour of sustainable development"

Paragraph 50 states that to deliver a wide choice of quality homes and widen opportunities for home ownership, local planning authorities should " for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, the elderly and people with disabilities etc)"

Design is covered in Section 7, where the Government attaches great importance to the design of the built environment. This policy highlights that good design is a key aspect of sustainable development, that should be indivisible from good planning, which in turn should contribute positively to making places better for people.

In relation to decision making, paragraph 187 states that local planning authorities should look for solutions rather than problems. Local planning authorities should work proactively with applicants to secure development that improves the economic, social and environmental conditions of the area.

Paragraph 196 confirms that the planning system is plan led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 197 states that the NPPF is a material consideration in planning decisions and that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The proposed replacement dwelling would not only provide a family home that complies with Approved Document M (Access to and the Use of Buildings) of The Building Regulations 2000, but represents a sustainable development utilising renewable energy sources and a relatively air tight building fabric aiming at a low carbon footprint beyond current Building Regulation requirements.

Having regard to the proposed development it is the applicant' view that it fully accords with the policies contained within the NPPF.

Eastleigh Borough Local Plan Saved Policies

The application site lies within the urban edge of an existing residential area and as such under saved policy the principle of development is considered acceptable. Policy 59.BE and emerging policy DM1 both state that development must take account of the context of the site including the character and appearance of the locality and avoid undue impacts on neighbouring properties especially in terms of overlooking, loss of daylight and loss of outlook.

The application scheme by staying in line with the neighbouring front and rear building lines represents no undue impacts on neighbouring properties in terms of overlooking, loss of daylight or loss of outlook. Furthermore the application scheme complies with the guidance of the SPD in respecting residential amenity and impact on the street scene.

Emerging policy also sets out the presumption in favour of sustainable development in accordance with the relevant provisions of the NPPF.

Design Rationale & Technical Considerations

The proposals follow an analysis of the site and surroundings including a review of the constraints and opportunities as well as taking into account the Local Authority planning officer's comments and relevant planning policy.

The design has been developed from consideration of the size of the neighbouring properties, the ground levels of the application site, a flood risk assessment and the existing and new screening to the side and rear boundaries.

The new dwelling by remaining on the footprint of the existing bungalow is sited away from existing trees and hedgerows such that the proposal does not involve the loss of or prejudice the retention of existing healthy trees on the site.

The separation distance between the new proposed dwelling and neighbouring properties is in keeping with distances on other properties in the surrounding area and the proposed replacement dwelling stays within established building lines.

By keeping the design low and within the established building lines it is considered that the proposals would not result in any unacceptable impact upon the amenity of existing or future residents.

Access and Parking

The site benefits from an existing vehicular access directly off Park Road. This access is to remain as existing to serve a drive and turning area for upto 3 cars. The three parking spaces are provided by an integral garage and parking for upto two cars infront of the garage. The driveway also provides adequate turning area for cars. As such the proposals comply with relevant highways policies in the adopted Local Plan.

The proposal is for a replacement dwelling and does not represent a significant increase in transport burdens for the area. The application site is close enough to the towns of Southampton and Eastleigh with their own rail links to make cycling a practical alternative to car dependency. There is also a bus service with stops within easy walking distance and there are local shops within easy walking distance.

The proposed scheme will comply with Approved Document M (Access to and the Use of Buildings) of The Building Regulations 2000.

Summary

This Planning, Design and Access Statement has set out how the scheme has been developed having regard to the site constraints and opportunities and the relevant planning policy and history both for the site and surrounding area.

Due to the ample plot size and the proposed replacement dwelling responding to the neighbouring building lines and roof heights, there will be no unacceptable amenity impacts and there will be no detrimental impact on the street scene.

By analysing the character of the surrounding area, it has been demonstrated that the proposal will be inkeeping with the character of the surrounding area. Furthermore, the replacement dwelling will provide an updated family home that represents a sustainable development utilising renewable energy sources and a relatively air tight building fabric aiming at a low carbon footprint beyond current Building Regulation requirements.

The design would therefore make effective and good use of the land to be landscaped and maintained for domestic use in-accordance with the character of the surrounding area.

For all of the above reasons the application should be looked upon favourably and planning permission should be granted in line with both local and national planning policy.